

**CITY OF TEMPE**  
**DEVELOPMENT REVIEW COMMISSION**

Meeting Date: 04/25/2017  
 Agenda Item: 5

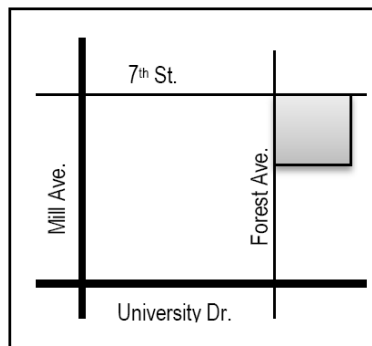
**ACTION:** Request for an Amended Planned Area Development Overlay and Development Plan Review for a new 26-story multi-family residential development, containing 328 dwelling units for 7TH & FOREST, located at 707 South Forest Avenue. The applicant is Gammage & Burnham, PLC.

**FISCAL IMPACT:** While this ordinance change does not directly impact revenue, the planned development will result in collection of the standard development fees, calculated according to the approved fee structure at the time of permit issuance.

**RECOMMENDATION:** Approve, subject to conditions

**BACKGROUND INFORMATION:** 7TH & FOREST (PL160265) is a new 26-story multi-family residential development, containing 328 dwelling units and commercial space. On August 20, 2009 City Council approved a Planned Area Development Overlay and Development Plan Review for 707 S Forest (PL090073). The request includes the following:

1. Amended Planned Area Development Overlay to modify standards for number of dwelling units, building height, building setbacks, landscape and lot coverage.
2. Development Plan Review including site plan, building elevations and landscape plan.



Existing Property Owner	L&G Cannery, LLC
Applicant	Manjula M. Vaz, Gammage & Burnham, P.L.C.
Zoning District	CC PAD within TOD (Corridor)
Gross / Net site area	0.511 acres
Density / Number of Units	642 du/ac, 328 dwelling units (329 du/ac, 168 dwelling units allowed per existing PAD)
Unit Types	114 studio 118 one bedroom 96 two bedroom
Total Building Area	222,010 SF
Lot Coverage	92% (91.6% maximum allowed per existing PAD)
Building Height	296' (235'-0" maximum allowed per existing PAD)
Building Setbacks	0' front (7th Street), 0' street side (Forest Avenue), 0' side (alley), 0' rear (alley) / (5, 0, 0', 0' minimums per existing PAD)
Landscape area	0.2% on-site, 6% including right-of-way improvements (18% minimum required per existing PAD)
Vehicle Parking	271 spaces provided (248 spaces required)
Bicycle Parking	368 spaces provided (316 spaces required)

**ATTACHMENTS:** Ordinance, Development Project File

**STAFF CONTACT(S):** Obenia Kingsby II, Planner II (480) 858-2394

Department Director: Chad Weaver, Community Development Director

Legal review by: N/A

Prepared by: Obenia Kingsby II, Planner II

Reviewed by: Suparna Dasgupta, Principal Planner

## COMMENTS:

This site is 0.511 acres in size and located on the southeast corner of 7<sup>th</sup> Street and Forest Avenue.

This request includes the following:

1. Amended Planned Area Development Overlay to modify standards for the number of dwelling units, building height, building setbacks, landscape and lot coverage.
2. Development Plan Review including a site plan, building elevations and landscape plan; for a 26-story, 296' building, containing 328 dwelling units and commercial space.

The applicant is requesting the Development Review Commission provide recommendations to City Council for items one and two listed above.

For further processing, the applicant will need approval for a Subdivision Plat, to combine the individual lots into one and a Horizontal Regime Subdivision, to create individual for-sale condominium units.

## PRELIMINARY SITE PLAN REVIEW

Three (3) Site Plan Reviews have been completed for this project, one preliminary (08/03/2016) and two formal (11/02/2016 and 01/25/2017). The majority of comments for this project were requests such as providing more detailed plans, correcting errors, presenting the project data/plans more clearly, and design recommendations. The major comments provided to the applicant for this project are listed below.

08/03/16:

1. Improve garage portion of elevations; include more materials besides perforated metal.
2. Recommended providing more unit types (studios – 3 bedrooms).
3. Update parking standards to reflect Downtown Parking Standards; need to provide a parking analysis with parking management plan.
4. Show location for SES cabinets, transformers, generators, gas meters, refuse, etc.
5. Provide angled parking on 7<sup>th</sup> Street.
6. Provide a Traffic Impact Study.

11/02/16:

1. No on-street parking spaces may be removed with this development.
2. Provide more architectural articulation to the east elevation.
3. Improve garage portion of elevations; include more materials besides perforated metal.
4. License agreement is required for building overhangs.
5. Refuse as shown does not function properly.

01/25/17:

1. Drive lane widths along 7<sup>th</sup> Street and Forest Avenue must be a minimum of 11'0" in each direction.
2. Five street trees are required along Forest Avenue.
3. Refuse as shown does not function properly.

Note: Planning completed a few more reviews on outstanding comment items; these were plans were not routed through the site plan review process, Planning staff worked with the necessary departments/divisions. The purpose of these reviews was to continue resolving the following issues; garage design, refuse, and right-of way improvements (on-street parking and fire hydrant locations).

## PUBLIC INPUT

A neighborhood meeting was held on November 29, 2016. In addition to the applicant's team members, approximately seven (7) members from the public were in attendance. There were no concerns voiced by attendees at the meeting. Individuals that did speak praised the project and thought it was appropriate for this location. Staff has received no additional public input for this project prior to completion of this report.

## PROJECT ANALYSIS

### PLANNED AREA DEVELOPMENT

The existing PAD for this site was approved in 2009. The applicant requests an Amended Planned Area Development consisting of 328 dwelling units and maximum building height of 296'. The table below shows a comparison of the existing approved development standards and the proposed development standards for the property.

<b>7TH &amp; FOREST – 1<sup>st</sup> Amended PAD Overlay</b>			
<b>Standard</b>	<b>Existing PAD (707 S Forest, PL090073) within the TOD</b>	<b>PROPOSED CC PAD within the TOD (Corridor)</b>	<b>Change</b>
Residential Density (du/ac)	329	642	Increase
Dwelling Units	168	328	Increase
Building Height (feet) [Exceptions, see Section 4-205(A)]			
Building Height Maximum	235'	296'	Increase
Building Height Step-Back Required Adjacent to SF or MF District [Section 4-404, Building Height Step-Back]	No	No	
Maximum Lot Coverage (% of net site area)	91.6%	92%	Increase
Minimum Landscape Area (% of net site area)	18.4%	0.2%	Decrease
Setbacks (feet) (a) [Exceptions, see Section 4-205(B)]			
Front (7 <sup>th</sup> Street)	5'	0'	Decrease
Street Side (Forest Avenue)	0'	0'	No Change
Side (east)	0'	0'	No Change
Rear (south)	0'	0'	No Change

There is a proposed increase in density for this site per the 2009 PAD; the increase of density will conform to the General Plan 2040 projected density of more than 65 du/ac. The maximum building height is increasing from 235' to 296', lot coverage is increasing from 91.6% to 92% and the front building setback is decreasing from 5' to 0'. This project is exceeding the parking requirements; the development requires 248 spaces and 271 spaces are being provided. The applicant provided a Traffic Impact Study which has been approved by the Public Works Department (Traffic Engineering Division).

Section 6-305 D. Approval criteria for P.A.D. (*in italics*):

1. *The development fulfills certain goals and objectives in the General Plan and the principles and guidelines of other area policy plans. Performance considerations are established to fulfill those objectives.* This development fulfills the goals and objectives of General Plan 2040; which projects is projected as mixed-use with a density of more than 65 dwelling units per acre. Though this project site is zoned CC and a rezone to mixed-use has not been requested, the proposal still meets the intent of a mixed used development by providing commercial area.
2. *Standards requested through the PAD Overlay district shall take into consideration the location and context for the site for which the project is proposed.* The proposed standards are appropriate for the location and context of the site.
3. *The development appropriately mitigates transitional impacts on the immediate surroundings.* This 26-story building is proposed in the middle of Downtown Tempe where the density and building height requested are expected and appropriate.

## DEVELOPMENT PLAN REVIEW

### Site Plan

There is 92% lot coverage proposed and the building contours to the lot, which is square in shape. This is a corner lot on 7<sup>th</sup> Street and Forest Avenue and there is proposed commercial space on the ground floor of both frontages. This project is proposing two access points, both of which enter directly into the parking garage for the building; one is located on 7<sup>th</sup> Street and the other from the public alley along the south property line, between Forest Avenue and College Avenue. All transformers, utility boxes and staging area for trash and recycle are located along south property line (alley).

### Building Elevations

The building is 26-stories, proposed at a height of 296'. This is a podium structured building; first four (4) levels are the parking garage with a twenty-two (22) level residential tower above, there are also 2 levels of parking garage below grade. The building materials proposed primarily consists of concrete and glazing. There will be two (2) amenity decks, on the fifth level and rooftop. The above grade portions of the garage will be screened by glazing, concrete panels, masonry, metal panels and decorative metal panels that emulate the topography of the Salt River.

### Landscape Plan

The applicant is proposing 0.2% landscaping on-site, on the ground floor and a total of 6% including right-of-way improvements. There is an additional 4,487 square-feet of landscape area to be provided on upper level amenity decks. Street trees proposed are Arizona Ash and there is a large variation of groundcover plants provided as well. Upgraded paving will be provided along the 7<sup>th</sup> Street and Forest Avenue sidewalks and in the alleyways.

Section 6-306 D Approval criteria for Development Plan Review (*in italics*):

1. *Placement, form, and articulation of buildings and structures provide variety in the streetscape*; the buildings are designed with variation in materials, colors, fenestration, and wall planes on all elevations. The design provides variety in the streetscapes.
2. *Building design and orientation, together with landscape, combine to mitigate heat gain/retention while providing shade for energy conservation and human comfort*; design of building together with landscape on the ground floor combine to mitigate heat gain. This is accomplished through building overhangs and changes in horizontal planes.
3. *Materials are of a superior quality, providing detail appropriate with their location and function while complementing the surroundings*; materials are of high quality, compatible with adjacent developments, and meet the expectations for developments in the downtown area.
4. *Buildings, structures, and landscape elements are appropriately scaled, relative to the site and surroundings*; landscape and building elements are appropriately scaled to site.
5. *Large building masses are sufficiently articulated so as to relieve monotony and create a sense of movement, resulting in a well-defined base and top, featuring an enhanced pedestrian experience at and near street level*; variation is provided in materials and shifts in horizontal and vertical planes for building to relieve monotony. The parking structure at the base of building is fragmented into sliding boxes to convey a sense of movement. These boxes will serve several functions; identifying the building entries, providing shade for pedestrians and screen the parking garage.
6. *Building facades provide architectural detail and interest overall with visibility at street level (in particular, special treatment of windows, entries and walkways with particular attention to proportionality, scale, materials, rhythm, etc.) while responding to varying climatic and contextual conditions*; design elements at the street level create visual interest. Architectural elements, including landscape improvements in the right-of-way, shade much of the sidewalk adjacent to the site and building entrances. The prominent feature at pedestrian level will be the sliding boxes and the topographic lines, which emulate a portion of the Salt River for Roosevelt Lake to Saguaro Lake. If all of these panels were placed next to each other they would match the USGS topo map.



7. *Plans take into account pleasant and convenient access to multi-modal transportation options and support the potential for transit patronage;* site is located within a half mile of the Tempe Transportation Center and a light rail station.
8. *Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation, and with surrounding residential uses;* majority of vehicular circulation would occur along the perimeter of site. There are two driveways proposed on site, which leads directly into the parking garage entryways located on 7<sup>th</sup> Street and in the public alley.
9. *Plans appropriately integrate Crime Prevention Through Environmental Design principles such as territoriality, natural surveillance, access control, activity support, and maintenance;* plans have been reviewed by the Police Department, and comments provided to applicant. The height of proposed landscaping adjacent to the public sidewalks will comply with CPTED principles.
10. *Landscape accents and provides delineation from parking, buildings, driveways and pathways;* right-of-way landscaping delineates pedestrian pathways at the perimeter of the site.
11. *Signs have design, scale, proportion, location and color compatible with the design, colors, orientation and materials of the building or site on which they are located;* signs are subject to a separate plan review.
12. *Lighting is compatible with the proposed building(s) and adjoining buildings and uses, and does not create negative effects.* Lighting must comply with current code requirements to meet minimum illumination levels and be non-intrusive to adjacent properties.

#### **REASONS FOR APPROVAL:**

1. The project meets the General Plan Projected Land Use and Projected Residential Density for this site.
2. The project will meet the development standards required under the Zoning and Development Code.
3. Amended Planned Area Development Overlay to modify standards for the number of dwelling units, building height, building setbacks, landscape and lot coverage.
4. The proposed project meets the approval criteria for a Planned Area Development Overlay and Development Plan Review.

Based on the information provided and the above analysis, staff recommends approval of the requested Planned Area Development Overlay and Development Plan Review. This request meets the required criteria and will conform to the conditions.

#### **PLANNED AREA DEVELOPMENT CONDITIONS OF APPROVAL:**

EACH NUMBERED ITEM IS A CONDITION OF APPROVAL. THE DECISION-MAKING BODY MAY MODIFY, DELETE OR ADD TO THESE CONDITIONS.

##### **General**

1. A building permit application shall be made within two years of the date of City Council approval or the zoning of the property may revert to that in place at the time of application. Any reversion is subject to a public hearing process as a zoning map amendment.
2. The property owner(s) shall sign a waiver of rights and remedies form. By signing the form, the Owner(s) voluntarily waive(s) any right to claim compensation for diminution of Property value under A.R.S. §12-1134 that may now or in the future exist, as a result of the City's approval of this Application, including any conditions, stipulations and/or modifications imposed as a condition of approval. The signed form shall be submitted to the Community Development Department no later than 30 days from the date of City Council approval, or the Planned Area Development Overlay approval shall be null and void.

3. The 1<sup>st</sup> Amended Planned Area Development Overlay for 707 S FOREST shall be put into proper engineered format with appropriate signature blanks and kept on file with the City of Tempe's Community Development Department within sixty (60) days of the date of City Council approval and prior to issuance of building permits.
4. The developer must provide a final Traffic Impact Study prior to submittal for building permits; and receive approval of study from the Public Works Department (Transportation Division) prior to issuance of a building permit.
5. Development shall provide a minimum of seven (7) metered on-street parking spaces.
6. The applicant shall provide proof of Federal Aviation Administration (Form 7460-1) clearance for the building height to the top of the highest structural element. Clearance is also required on construction equipment incidentals necessary for the construction of tall buildings. Clearances must be granted prior to issuance of building permits.

#### **DEVELOPMENT PLAN REVIEW CONDITIONS OF APPROVAL:**

##### **General**

1. Except as modified by conditions, development shall be in substantial conformance with the site plan (dated 02/13/2017), building elevations (dated 03/29/2017) and landscape plan (dated 02/13/2017). Minor modifications may be reviewed through the plan check process of construction documents; major modifications will require submittal of a Development Plan Review.
2. An amended Subdivision Plat is required for this development and shall be recorded prior to issuance of building permits.
3. A Condominium Plat (Horizontal Regime) is required for this development and shall be recorded prior to an occupancy permit.
4. The commercial component of this development should prepare, at the time of initial building permits, gray shell space for tenant leasing. The permit submittal shall include the following: adequate roof space, evidence of roof structural support, and internal set lines for future adequate commercial space air conditioning (HVAC); provide a shaft to ventilate to the roof for commercial cooking exhaust; and a designated location for potential grease trap interceptor if needed.

##### **Site Plan**

5. Interior building walls, ceilings, and floors for the residential units shall provide a minimum sound transmission class of (55) or more. Exterior building walls for the residential units shall provide a minimum sound transmission class of (39) or more. Exterior windows for the residential units shall provide a minimum sound transmission class of (28) or more using insulated double paned windows with ¼" pane thickness or more.
6. Provide service locations as shown on plans (Sheet A401, dated 03/10/17) for both refuse and recycling collection and pick-up on the property. Must provide a mechanism that allows solid waste to stop traffic from existing garage located in alley, while refuse and recycle are being serviced. Coordinate the storage areas for refuse and recycling containers with the overall site and landscape layout.
7. Pedestrian curbing located on Forest Avenue at the public alley access point should be modified to have pedestrian traffic continue straight and not veering into street.
8. Provide service yard and mechanical (cooling tower/generator) yard walls that are at least 8'-0" tall as measured from adjacent grade and are at least the height of the equipment being enclosed, whichever is greater. Verify height of equipment and mounting base to ensure that wall height is adequate to fully screen the equipment. Locate electrical service entrance sections inside the service yard, as indicated.
9. Provide gates of steel vertical picket, steel mesh, steel panel or similar construction. Where a gate has a screen function and is completely opaque, provide vision portals for visual surveillance. Provide gates of height that match that of the

adjacent enclosure walls. Review gate hardware with Building Safety and Fire staff and design gate to resolve lock and emergency ingress/egress features that may be required.

10. Provide upgraded paving at each driveway consisting of integral colored unit paving. Extend this paving in the driveway from the right-of-way line to 20'-0" on site and from curb to curb at the drive edges. From sidewalk to right-of-way line, extend concrete paving to match sidewalk.
11. Utility equipment boxes for this development shall be finished in a neutral color (subject to utility provider approval) that compliments the coloring of the buildings.
12. Place exterior, freestanding reduced pressure and double check backflow assemblies in pre-manufactured, pre-finished, lockable cages (one assembly per cage). If backflow prevention or similar device is for a 3" or greater water line, delete cage and provide a masonry or concrete screen wall following the requirements of Standard Detail T-214.

#### **Floor Plans**

13. Provide visual surveillance by means of fire-rated glazing assemblies from stair towers into adjacent circulation spaces.
14. Garage Security:
  - a. Minimize interior partitions or convert these to semi-opaque screens to inhibit hiding behind these features.
  - b. Provide exit stairs that are open to the exterior as indicated on the floor plan.
  - c. Paint interior wall and overhead surfaces of enclosed garage floor levels (which do not receive exterior light) with a highly reflective white color, minimum LRV of 75 percent.
  - d. Maximize openness at the elevator entrances and stair landings to facilitate visual surveillance from these pedestrian circulation areas to the adjacent parking level.
15. Parking Garage:
  - a. Minimum required parking dimensions shall be clear of any obstructions.
  - b. At the ends of dead-end drive aisles, provide a designated turn-around space, minimum 8'-6" clear in width (locate on left side if available), including 3'-0" vehicular maneuvering area for exiting. Turn-around area shall be clearly demarcated.
  - c. Provide a minimum 2'-0" of additional width for parking spaces when adjacent to a continuous wall.

#### **Building Elevations**

16. The materials and colors are approved as presented:

Concrete Panel (integral color) – Dunn Edwards – Foil (DE6360)

Concrete Masonry Unit (stacked bond) – Mesastone – Pebble Beach  
– Seashell White

Glazing – PPG "OPTIGRAY" with Solarban 70XL(2); (U-value .28, SHGC .24)

– PPG "ATLANTICA" with Solarban 70XL(2); (U-value .28, SHGC .24)

– PPG "SOLEXIA" clear tempered glazing

Decorative Metal Panels to screen garage (topography of the Salt River)

Solid Metal Panels – Reynobond – Pure White

Solid Metal Panels – Dunn Edwards – Iron-ic (DET611)

Window System – to match Reynobond "Pure White"

Metal Railing

Provide primary building colors and materials with a light reflectance value of 75 percent or less. Additions or modifications may be submitted for review during building plan check process.

17. If garage natural ventilation requirements cannot be met through the requisite building code calculations, then any significant design modification must return to the decision-making body for approval.

18. All concrete/masonry shall be integral colored to match proposed paint colors. No painted concrete/masonry is allowed.
19. The above grade amenity deck(s) adjacent to 7<sup>th</sup> Street and Forest Avenue shall be designed with a minimum 6'-0" high wall, measured from floor grade, with at minimum the top 2'-0" being designed with glazing. Landscape planters shall be located on either the exterior or interior of the wall to act as a buffer from the building edge.
20. The first three (3) feet of each above grade garage level shall be screen with a 100% opaque material.
21. Provide secure roof access from the interior of the building. Do not expose roof access to public view.
22. Conceal roof drainage system within the interior of the building.
23. Incorporate lighting, address signs, and incidental equipment attachments (alarm klaxons, security cameras, etc.) where exposed into the design of the building elevations. Exposed conduit, piping, or related materials is not permitted.
24. Locate the electrical service entrance section (S.E.S.) inside the building or inside a secure yard that is concealed from public view.
25. Upper/lower divided glazing panels in exterior windows at grade level, where lower glass panes are part of a divided pane glass curtain-wall system, shall be permitted only if laminated glazing at these locations is provided.

#### **Lighting**

26. This project shall follow requirements of ZDC Part 4, Chapter 8, Lighting.
27. Illuminate building entrances and underside of open stair landings from dusk to dawn to assist with visual surveillance at these locations.

#### **Landscape**

28. Arterial street trees shall be a minimum of 36" box specimens and a minimum of 1 ½" caliper trunk.
29. Trees proposed on amenity deck(s) must be maintained.
30. Irrigation notes:
  - a. Provide pipe distribution system of buried rigid (polyvinylchloride), not flexible (polyethylene). Use of schedule 40 PVC mainline and class 315 PVC ½" feeder line is acceptable. Class 200 PVC feeder line may be used for sizes greater than ½". Provide details of water distribution system.
  - b. Locate valve controller in a vandal resistant housing.
  - c. Hardwire power source to controller (a receptacle connection is not allowed).
  - d. Controller valve wire conduit may be exposed if the controller remains in the mechanical yard.
31. Include requirement to de-compact soil in planting areas on site and in public right of way and remove construction debris from planting areas prior to landscape installation.
32. Top dress planting areas with a rock or decomposed granite application. Provide rock or decomposed granite of 2" uniform thickness. Provide pre-emergence weed control application and do not underlay rock or decomposed granite application with plastic.

#### **Building Address Numerals**

33. Provide address sign(s) on the building elevation facing the street to which the property is identified.
  - a. Conform to the following for building address signs:
    - 1) Provide street number only, not the street name
    - 2) Compose of 12" high, individual mount, metal reverse pan channel characters.
    - 3) Self-illuminated or dedicated light source.

- 4) On multi-story buildings, locate no higher than the second level.
- 5) Coordinate address signs with trees, vines, or other landscaping, to avoid any potential visual obstruction.
- 6) Do not affix numbers or letters to elevation that might be mistaken for the address.
- b. Utility meters shall utilize a minimum 1" number height in accordance with the applicable electrical code and utility company standards.
- c. Provide one address number on the roof of the building. Orient numbers to be read from the south.
  - 1) Include street address number in 6'-0" high characters on one line and street name in 3'-0" high characters on a second line immediately below the first.
  - 2) Provide high contrast sign, either black characters on a light surface or white characters on a black field that is painted on a horizontal plane on the roof. Coordinate roof sign with roof membrane so membrane is not compromised.
  - 3) Do not illuminate roof address.

#### CODE/ORDINANCE REQUIREMENTS:

THE BULLETED ITEMS REFER TO EXISTING CODE OR ORDINANCES THAT PLANNING STAFF OBSERVES ARE PERTINENT TO THIS CASE. THE BULLET ITEMS ARE INCLUDED TO ALERT THE DESIGN TEAM AND ASSIST IN OBTAINING A BUILDING PERMIT AND ARE NOT AN EXHAUSTIVE LIST.

**SITE PLAN REVIEW:** Verify all comments by the Public Works Department, Community Development Department, and Fire Department given on the Preliminary Site Plan Review. If questions arise related to specific comments, they should be directed to the appropriate department, and any necessary modifications coordinated with all concerned parties, prior to application for building permit. Construction Documents submitted to the Building Safety Division will be reviewed by planning staff to ensure consistency with this Design Review approval prior to issuance of building permits.

**DEADLINE:** Development plan approval shall be void if the development is not commenced or if an application for a building permit has not been submitted, whichever is applicable, within twelve (12) months after the approval is granted or within the time stipulated by the decision-making body. The period of approval is extended upon the time review limitations set forth for building permit applications, pursuant to Tempe Building Safety Administrative Code, Section 8-104.15. An expiration of the building permit application will result in expiration of the development plan.

**CC&R'S:** The owner(s) shall provide a continuing care condition, covenant and restriction for all of the project's landscaping, required by Ordinance or located in any common area on site. The CC&R's shall be reviewed and placed in a form satisfactory to the Community Development Manager and City Attorney.

#### STANDARD DETAILS:

- Access to Tempe Supplement to the M.A.G. Uniform Standard Details and Specifications for Public Works Construction, at this link: <http://www.tempe.gov/city-hall/public-works/engineering/standards-details> or purchase book from the Public Works Engineering Division.
- Access to refuse enclosure details DS116 and DS118 and all other Development Services forms at this link: <http://www.tempe.gov/city-hall/community-development/building-safety/applications-forms>. The enclosure details are under Civil Engineering & Right of Way.

**BASIS OF BUILDING HEIGHT:** Measure height of buildings from top of curb at a point adjacent to the center of the front property line.

#### COMMUNICATIONS:

- Provide emergency radio amplification for the combined building and garage area in excess of 50,000 sf. Amplification will allow Police and Fire personnel to communicate in the buildings during a catastrophe. Refer to this link: <http://www.tempe.gov/home/showdocument?id=30871>. Contact the Information Technology Division to discuss size and materials of the buildings and to verify radio amplification requirements.
- For building height in excess of 50'-0", design top of building and parapet to allow cellular communications providers to incorporate antenna within the building architecture so future installations may be concealed with little or no

building elevation modification.

**WATER CONSERVATION:** Under an agreement between the City of Tempe and the State of Arizona, Water Conservation Reports are required for landscape and domestic water use for the non-residential components of this project. Have the landscape architect and mechanical engineer prepare reports and submit them with the construction drawings during the building plan check process. Report example is contained in Office Procedure Directive # 59. Refer to this link: [www.tempe.gov/modules/showdocument.aspx?documentid=5327](http://www.tempe.gov/modules/showdocument.aspx?documentid=5327). Contact the Public Works Department, Water Conservation Division with questions regarding the purpose or content of the water conservation reports.

**HISTORIC PRESERVATION:** State and federal laws apply to the discovery of features or artifacts during site excavation (typically, the discovery of human or associated funerary remains). Contact the Historic Preservation Officer with general questions. Where a discovery is made, contact the Arizona State Historical Museum for removal and repatriation of the items.

**POLICE DEPARTMENT SECURITY REQUIREMENTS:**

- Refer to Tempe City Code Section 26-70 Security Plans.
- Design building entrance(s) to maximize visual surveillance of vicinity. Limit height of walls or landscape materials, and design columns or corners to discourage ambush.
- Maintain distances of 20'-0" or greater between a pedestrian path of travel and any hidden area to allow for increased reaction time and safety.
- Follow the design guidelines listed under appendix A of the Zoning and Development Code. In particular, reference the CPTED principal listed under A-II Building Design Guidelines (C) as it relates to the location of pedestrian environments and places of concealment. Provide method of override access for Police Department (punch pad or similar) to controlled access areas including pool, clubhouse or other gated common areas.
- Provide a security vision panel at service and exit doors (except to rarely accessed equipment rooms) with a 3" wide high strength plastic or laminated glass window, located between 43" and 66" from the bottom edge of the door.

**TRAFFIC ENGINEERING:**

- Provide 8'-0" wide public sidewalk along arterial roadways, or as required by Traffic Engineering Design Criteria and Standard Details.
- Incorporate brick sidewalks for all off-site pedestrian paving. Follow City of Tempe Public Works Department Detail T-353, when designing all sidewalk areas in the Right-of-Way. Alternative paver materials may be considered subject to review, and approval, by the Engineering and Planning Departments. Any alternative patterns should be used in small amounts to create accent areas at entrances, or to demarcate architectural features of the building. Do not propose a wholesale change of material. These materials shall be compatible with the Americans with Disabilities Act, ADA, and the Building Code.
- Construct driveways in public right of way in conformance with Standard Detail T-320. Alternatively, the installation of driveways with return type curbs as indicated, similar to Standard Detail T-319, requires permission of Public Works, Traffic Engineering.
- Correctly indicate clear vision triangles at both driveways on the site and landscape plans. Identify speed limits for adjacent streets at the site frontages. Begin sight triangle in driveways at point 15'-0" in back of face of curb. Consult Intersection Sight Distance memo, available from Traffic Engineering if needed [www.tempe.gov/index.aspx?page=801](http://www.tempe.gov/index.aspx?page=801). Do not locate site furnishings, screen walls or other visual obstructions over 2'-0" tall (except canopy trees are allowed) within each clear vision triangle.

**FIRE:**

- Clearly define the fire lanes. Ensure that there is at least a 20'-0" horizontal width, and a 14'-0" vertical clearance from the fire lane surface to the underside of tree canopies or overhead structures. Layout and details of fire lanes are subject to Fire Department approval.
- Provide a fire command room(s) on the ground floor of the building(s). Verify size and location with Fire Department.

#### CIVIL ENGINEERING:

- An Encroachment Permit or License Agreement must be obtained from the City for any projections into the right of way or crossing of a public utility easement, prior to submittal of construction documents for building permit.
- Maintain a minimum clear distance of twenty-four (24) feet between the sidewalk level and any overhead structure.
- Underground utilities except high-voltage transmission line unless project inserts a structure under the transmission line.
- Coordinate site layout with Utility provider(s) to provide adequate access easement(s).
- Clearly indicate property lines, the dimensional relation of the buildings to the property lines and the separation of the buildings from each other.
- Verify location of any easements, or property restrictions, to ensure no conflict exists with the site layout or foundation design.
- The site is within an Alternative Retention Criteria Area. Verify specific design considerations with the Engineering Department.

#### SOLID WASTE SERVICES:

- Enclosure indicated on site plan is exclusively for refuse. Construct walls, pad and bollards in conformance with standard detail DS-116.
- Contact Public Works Sanitation Division to verify that vehicle maneuvering and access to the enclosure is adequate. Refuse staging, collection and circulation must be on site; no backing onto or off of streets, alleys or paths of circulation.
- Develop strategy for recycling collection and pick-up from site with Sanitation. Roll-outs may be allowed for recycled materials. Coordinate storage area for recycling containers with overall site and landscape layout.
- Gates for refuse enclosure(s) are not required, unless visible from the street. If gates are provided, the property manager must arrange for gates to be open from 6:00am to 4:30pm on collection days.

#### PARKING SPACES:

- Verify conformance of accessible vehicle parking to the Americans with Disabilities Act and the Code of Federal Regulations Implementing the Act. Refer to Building Safety ADA Accessible Parking Spaces Marking/Signage on Private Development details.
- At parking areas, provide demarcated accessible aisle for disabled parking.
- Distribute bike parking areas nearest to main entrance(s). Provide parking loop/rack per standard detail T-578. Provide 2'-0" by 6'-0" individual bicycle parking spaces. One loop may be used to separate two bike parking spaces. Provide clearance between bike spaces and adjacent walkway to allow bike maneuvering in and out of space without interfering with pedestrians, landscape materials or vehicles nearby.

#### ZONING AND DEVELOPMENT CODE:

- Specific requirements of the **Zoning and Development Code (ZDC)** are not listed as a condition of approval, but will apply to any application. To avoid unnecessary review time and reduce the potential for multiple plan check submittals, become familiar with the ZDC. Access the ZDC through [www.tempe.gov/zoning](http://www.tempe.gov/zoning) or purchase from Community Development.

#### LIGHTING:

- Design site security light in accordance with requirements of ZDC Part 4 Chapter 8 (Lighting) and ZDC Appendix E (Photometric Plan).
- Indicate the location of all exterior light fixtures on the site, landscape and photometric plans. Avoid conflicts between lights and trees or other site features in order to maintain illumination levels for exterior lighting.

#### LANDSCAPE:

- Trees shall be planted a minimum of 16'-0" from any existing or proposed public utility lines. The tree planting separation requirements may be reduced to no less than 8'-0" from utility lines upon the installation of a linear root barrier. Per Detail T-460, the root barrier shall be a continuous material, a minimum of 0.08" thick, installed to a minimum depth of 4'-0" below grade. The root barrier shall extend 6'-0" on either side of the tree parallel to the utility

line for a minimum length of 12'-0". Final approval is subject to determination by the Public Works, Water Utilities Division.

- Prepare an existing plant inventory for the site and adjacent street frontages. The inventory may be prepared by the Landscape Architect or a plant salvage specialist. Note original locations and species of native and "protected" trees and other plants on site. Move, preserve in place, or demolish native or "protected" trees and plants per State of Arizona Agricultural Department standards. File Notice of Intent to Clear Land with the Agricultural Department. Notice of Intent to Clear Land form is available at [www.azda.gov/ESD/nativeplants.htm](http://www.azda.gov/ESD/nativeplants.htm). Follow the link to "applications to move a native plant" to "notice of intent to clear land".

**SIGNS:** Separate plan review process is required for signs in accordance with requirements of ZDC Part 4 Chapter 9 (Signs). Refer to [www.tempe.gov/signs](http://www.tempe.gov/signs).

**DUST CONTROL:** Any operation capable of generating dust, include, but not limited to, land clearing, earth moving, excavating, construction, demolition and other similar operations, that disturbs 0.10 acres (4,356 square feet) or more shall require a dust control permit from the Maricopa County Air Quality Department (MCAQD). Contact MCAQD at <http://www.maricopa.gov/aq/>.

#### **HISTORY & FACTS:**

June 9, 2009	Development Review Commission recommended approval for the Planned Area Development Overlay and approved the Development Plan Review for <b>707 SOUTH FOREST (PL090073)</b> which consists of a 20-story mixed-use building with 168 student housing units, structured parking, 5,000 square-feet of retail/restaurant space and 1,163 square-feet of office space.
August 20, 2009	City Council approved the request for <b>707 SOUTH FOREST (PL090073)</b> (Charles Lawrence, L&G Cannery LLC, owner; Marc Lifshin, Campus Acquisitions LLC, applicant) for a 20-story mixed-use building with 168 student housing units, structured parking, 5,000 square-feet of retail/restaurant space and 1,163 square-feet. of retail/office space.
April 16, 2015	City Council approved the request for a time extension for <b>707 SOUTH FOREST (PL090073)</b> . The extension required that a building permit be pulled be obtained by December 31, 2016, or the zoning of the property may revert to that in place at time of application, subject to a public hearing.
October 24, 2016	Gammage and Burnham submitted an application for an Amended Planned Area Development Overlay and Development Plan Review for 7 <sup>th</sup> & Forest (Formerly 707 South Forest).
May 25, 2017	1 <sup>st</sup> City Council meeting (Introduction).
June 8, 2017	2 <sup>nd</sup> City Council meeting (Decision).

#### **ZONING AND DEVELOPMENT CODE REFERENCE:**

Section 6-305, Planned Area Development (PAD) Overlay districts  
Section 6-306, Development Plan Review





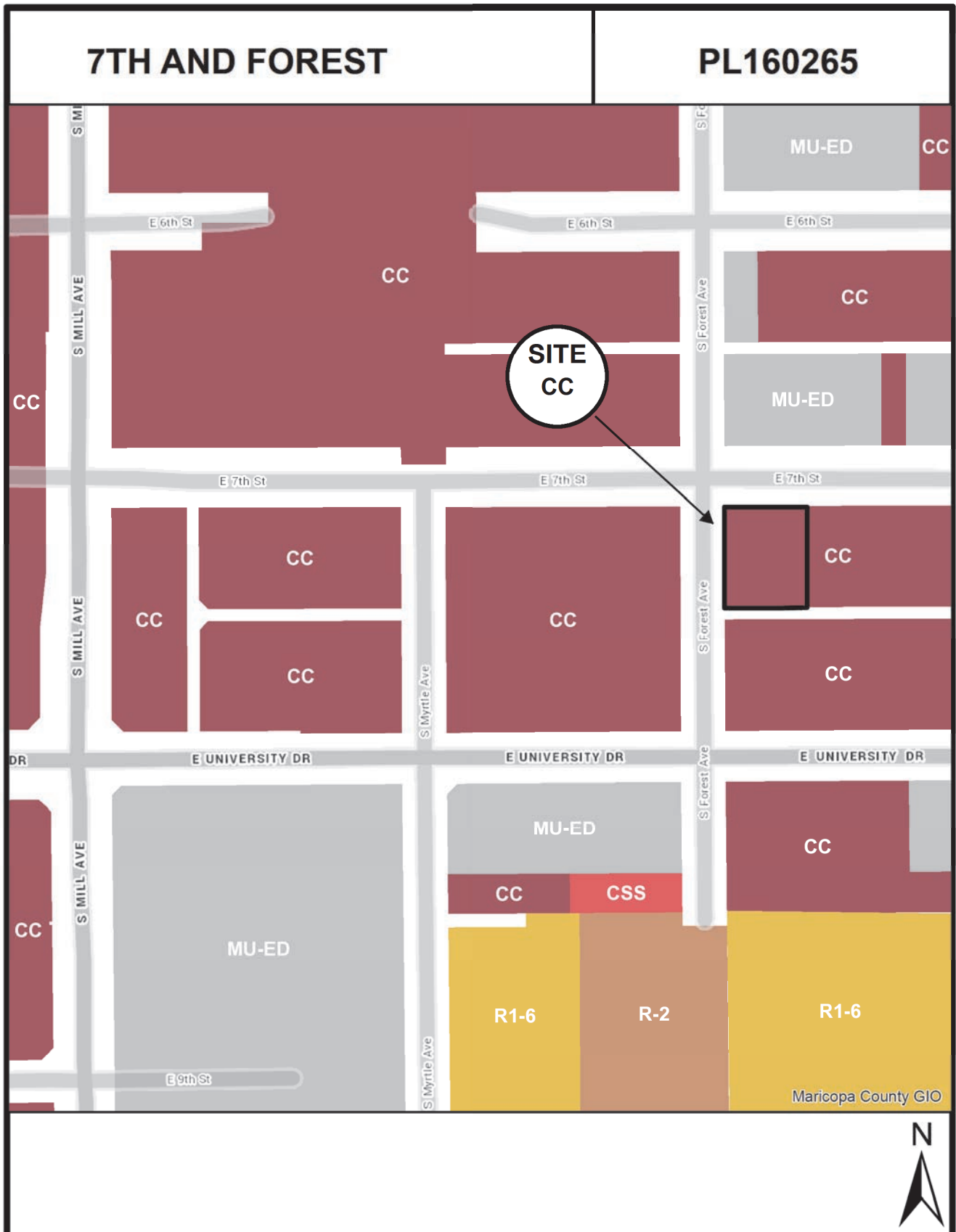
## DEVELOPMENT PROJECT FILE

For  
7<sup>th</sup> & FOREST  
(PL160265)

### ATTACHMENTS:

1. Location Map
2. Aerial Photo
- 3-17. Letter of Explanation
- 18-21. Existing PAD Overlay (707 South Forest – PL090073)
- 22-23. Proposed 1<sup>st</sup> Amended PAD Overlay for 7<sup>th</sup> & Forest
24. DPR Site Plan
- 25-28. Floor Plans
- 29-30. Unit Plans
31. Refuse Plan
32. Fire Plan
- 33-34. Blackline Elevations
- 35-38. Color Elevations
39. Building Sections
40. Perspectives
- 41-44. Renderings

- 45-46. Landscape Plan
- 47. Shade Study
- 48. Solar Study
- 49-51. Public Involvement Final Report Summary
- 52. Traffic Impact Study – Executive Summary
- 53. Parking Analysis Summary and Parking Management Plan
- 54-58. Site Photos



**Location Map**

**7TH AND FOREST**

**PL160265**



**Aerial Map**



# **7<sup>th</sup> and Forest**

## **Applicant's Letter of Explanation**

### **Amended PAD Overlay and Development Plan Review Applications**

Macdonald Development Corporation (the “Applicant” or “MDC”) is proposing to redevelop the approximate 0.51 acre property located at the southeast corner of 7<sup>th</sup> Street and Forest Avenue (the “Site”) in downtown Tempe. The redevelopment proposal is a 27-story mixed-use tower that will provide 328 multi-family residences, approximately 6,420 square feet of flex restaurant/retail space and approximately 2,900 square feet of outdoor commercial use patio space (the “Project”). The Project will expand housing choices within downtown Tempe with high-quality residences intended for the for-sale market. The Site, which is bounded by 7<sup>th</sup> Street to the north, Forest Avenue to the west and an existing alley to the south, is depicted on the aerial photograph provided in **Exhibit A**.

Founded in 1985, MDC is a private, family-owned real-estate company based in Vancouver in British Columbia, Canada with offices in Calgary in Alberta, Canada and Phoenix. MDC's current portfolio includes multi-family residential, hospitality, commercial, and office properties in the United States and Canada, as well as over 10,000 acres of land for future development. Since 1999, MDC has mainly focused on the development of residential communities, creating over 4,000 high-quality homes and properties. Properties representative of MDC's wealth of development, management, construction experience and/or capabilities include:

- One Lexington – A landmark along Central Avenue within Phoenix, Arizona's midtown district, One Lexington is a collection of loft-style residences within a 17-story high rise tower with immediate access to a light rail station. One Lexington residences feature high ceilings, concrete and steel construction and panoramic views. MDC purchased, rebranded and marketed One Lexington during one of the most difficult real estate markets in North America with a record breaking sellout of all homes by October 2011.
- Capitol Residences – A creative collaboration between MDC and the Vancouver Symphony Orchestra (“VSO”), Capitol Residences is a 43-story high-rise tower containing 372 residential units in the entertainment district of Vancouver, British Columbia. In addition to the residences, the striking curved structure houses an expanded Orpheum Theatre, a rehearsal and recital hall for the VSO and a school of musical excellence where members of the VSO teach. The residences, which were released to the market in 2007, sold out within a six-month period. The construction of Capitol Residences was completed in 2011.
- The Hudson – The Hudson is a 423 unit live-work building that included the retention and restoration of heritage/historic structures with four levels of retail space in downtown Vancouver, British Columbia. As part of the development and to further enhance transit connectivity within downtown Vancouver, MDC worked closely with the British Columbia Transit Authority to construct a SkyTrain station below the building. The community benefits (heritage/historic retention, transit station etc.)



provided by The Hudson are key components in making it both a landmark building and highly successful mixed-use project.

- One Buckhead Loop – A high-rise residential development with 232 homes, a rooftop swimming pool, fitness facility, squash court and a 24-hour concierge, One Buckhead Loop has become one of the most desirable addresses within one of the most sought after neighborhoods in Atlanta, Georgia.
- Murchies Building – An award winning adaptive reuse of a warehouse located in the Yaletown district of Vancouver, British Columbia, the Murchies Building contains 77 condominium residences today. The adaptive reuse project, which was completed in 1996, was very much at the forefront of the transformation of the Yaletown district that took place during the subsequent decade.
- Prime on the Plaza – A collaboration between MDC and Reliance Properties, Prime will establish the new pinnacle of urban, high-rise living in downtown Surrey, British Columbia with a unique collection of micro-lofts and spectacular two and three bedroom homes. The 398-unit project, which commenced construction in 2016 and is scheduled for completion in 2018, sold out in less than 12 months. Prime is located just one minute from a SkyTrain station and Simon Fraser University, as well as just minutes from a new civic center and library. Additional information in regard to Prime is available via the following website: [www.liveprime.ca](http://www.liveprime.ca)

## Applications

To accommodate the redevelopment of the Site with a high-quality, 27-story mixed-use tower comprised of 328 residential units containing a total of 424 bedrooms, 6,420 square feet of flex restaurant/retail space at the street-level, a combined total of 2,900 square feet of outdoor commercial use patio space at the street-level and second floor, amenity spaces (e.g. lobby, fitness center and rooftop lap pool), 273 vehicle parking spaces distributed amongst three below-grade and three above-grade parking levels, seven off-street parking spaces, two on-street loading spaces, 368 bike spaces, 328 storage units for resident use and associated landscape improvements within an urban, mixed-use and downtown environment, the Applicant is submitting the following (collectively, the “Applications”):

- a request to amend the Planned Area Development (the “PAD”) Overlay approved for the Site in 2009; and,
- a request for development plan review approval for the Project’s design, including site and landscape plans and building elevations and materials

The Site is zoned City Center and is located within the Corridor Area of the Transportation Overlay District. The Site is located approximately 1,000 feet south of the Tempe Transportation Center and light rail station at 5<sup>th</sup> Street and College Avenue. The Site is a prime opportunity for redevelopment given its proximity to the Arizona State University (“ASU”) Campus, the Mill Avenue & Lake Districts and the Tempe Transportation Center. The Site’s location also provides an opportunity to make a significant statement at an intersection which is strategically located



between Mill Avenue and the heart of the ASU campus with the introduction of a high-quality, mixed-use project representative of the ongoing private and public investment in downtown Tempe.

Considering its downtown location, the Site is underutilized. Currently, the Site accommodates one and two-story commercial/office buildings and associated surface parking. The goals of the Project are to promote a sustainable concept of living, working and playing in one area, to expand housing choices and add needed diversity to the housing stock within downtown Tempe, and to enhance pedestrian street activity. Based on prior experience, MDC anticipates a strong and sustainable demand for high-quality multi-family residences at this location.

The Applications are representative of the emerging development patterns in downtown Tempe and the private and public investment continuing to occur within downtown Tempe.

### **PAD Development Standards**

The approval of the PAD in 2009 established development standards for a mixed-use development known as 707 South Forest. The 2009 development proposal included a 20-story tower comprised of 168 purpose-built student housing apartments containing a total of 530 bedrooms, 5,000 square feet of flex retail/restaurant space, 1,163 square feet of flex retail/office space, 1,000 square feet of outdoor restaurant space, 200 vehicle parking spaces and 212 bike parking spaces. Development standards established by the PAD approval included maximum building height (235 feet), residential density (329 units per acre), lot coverage (91.6 percent), flex retail/restaurant use space (5,000 sq. ft.), flex retail/office use space (1,163 sq. ft.), as well as minimum standards pertaining to landscaped area (18.4 percent), building setbacks (0 feet for front, side and rear yards) and vehicle and bike parking spaces based on the planned mix of multi-family residential and commercial uses.

Based on the plan of development associated with the current PAD approval for the Site, the Project's design represents an increase (approx. 61 feet) in building height, a significant reduction of 106 bedrooms, an increase (approx. 177 sq. ft.) in indoor commercial use space, an increase (approx. 1,900 sq. ft.) in outdoor commercial use space, an increase (additional 0.27 spaces per bedroom) in the residential parking ratio, an increase of 73 spaces to the total vehicle parking amount provided, an increase of 156 spaces to the total bike parking amount provided and a very slight increase (0.4 percent) in lot coverage. The proposed standards and mix of uses are both appropriate for and consistent with development patterns typically found in a mixed-use and vibrant downtown environment.

The Site is located approx. 1,000 feet south of the Tempe Transportation Center and light rail station at 5<sup>th</sup> Street and College Avenue. Considering the City's investment in developing a multi-modal transportation system within the downtown area and the multiple transportation options available in downtown Tempe, we strongly believe that the proposed parking is both reasonable and appropriate for a downtown urban environment.

### **Site Area**

The Site is comprised of five parcels located at the southeast corner of 7<sup>th</sup> Street and Forest Avenue in Tempe, Arizona. The Site is approximately 0.51 acres in size. The formal address is



707 South Forest Avenue, Tempe. A full legal description is included in the Applications submittal.

### **Area Context**

As indicated above, the Site is located at the southeast corner of 7<sup>th</sup> Street and Forest Avenue in downtown Tempe. As expected for an urban downtown environment, the area surrounding the Site consists of a mix of existing and planned uses. Immediate surrounding uses include:

- the Harrington-Birchett House to the north across 7<sup>th</sup> Street;
- ASU's 137,000 square-foot, five-story mixed-use building known as College Avenue Commons to the northeast across 7<sup>th</sup> Street;
- a commercial parking lot the east;
- the All Saints Catholic Newman Center to the southeast across a public alley;
- Tattooed Planet tattoo parlor and the Chuckbox restaurant to the south across a public alley;
- an mixed-use development under construction to the west across Forest Avenue consisting of hospitality, commercial and residential uses and building heights up to 20 stories;
- the Market Place (Phoenicia Café, Mediterranean Kitchen and Salam's Market & Deli) and House of Tricks restaurant to the northeast across 7<sup>th</sup> Street and Forest Avenue; and,
- the ASU Campus to the south across University Drive

Other existing uses in the surrounding downtown and lakefront areas include:

- the 258 and 348-foot tall West Sixth apartment towers at the southwest corner of 6<sup>th</sup> Street and Maple Avenue within the Centerpoint mixed-use development;
- the State Farm at Marina Heights mixed-use development with building heights up to 253 feet located between Rio Salado Parkway and Town Lake to the northeast of Hayden Butte;
- the 195-foot tall University House mixed-use development located at the southeast corner of College Avenue and Veterans Way;
- the 146-foot tall Residence Inn by Marriott hotel at the southwest corner of 5<sup>th</sup> Street and Forest Avenue;
- the 83-foot tall Hayden Square office tower near the southwest corner of 3<sup>rd</sup> Street and Mill Avenue;
- the 12-story Bridgeview and eight-story Edgewater residential towers within Hayden Ferry Lakeside located between Rio Salado Parkway and Town Lake to the north of Hayden Butte;
- the 85-foot tall multi-family residential development known as The Hanover Project at the southwest corner 5<sup>th</sup> Street and Maple Avenue within Centerpoint;
- the 81 and 109-foot tall Centerpoint Chase office towers at the northeast corner of Ash Avenue and University Drive within Centerpoint; and,



- the 75 to 96-foot tall Brickyard mixed-use project at the northeast corner of 7<sup>th</sup> Street and Mill Avenue

See **Exhibit B** for an aerial photograph depicting the location of existing and approved uses and heights in the surrounding area. The Applicant envisions that the Project will enhance the area's urban and mixed-use environment and serve as a catalyst for future redevelopment opportunities in downtown Tempe.

## **Planning Context**

### **General Plan 2040**

As shown by the maps provided in **Exhibits C and D**, the land use and residential density projected for the Site by General Plan 2040 is mixed-use and high density-urban core (greater than 65 units per acre). According to General Plan 2040, the mixed-use land use category is designed to accommodate land use mixes with a mixture of residential and commercial uses. The mixed-use category encourages creatively designed developments that create a living environment which reflect a "village" concept where there is opportunity to live, work and play within one development or area. The Project, which will provide opportunities to live, dine, shop and play within one development, in combination with the existing and planned residential, commercial, entertainment and educational uses located throughout the downtown area will provide opportunities to live, work, learn, dine, shop, and play in one area. The Project will add to the mix of uses envisioned for the area by General Plan 2040. The Applicant is proposing a high-quality and modern residential tower development with accompanying commercial uses located along the street frontages that will energize both 7<sup>th</sup> Street and Forest Avenue.

### **Downtown / Mill Avenue District and Vicinity Community Design Principles**

The Site is located in the Downtown / Mill Avenue District (the "District") planning area. In April 2006, design principles were accepted for the District with the intent of encouraging the ongoing redevelopment of this portion of the community toward the achievement of a high-quality built environment with a special sense of place. The foundation of the design principles include encouraging mixed-use designs, pedestrian movement, architecture that will withstand changes in style and economy, responding to climatic factors and human comfort, and the provision of opportunities for interaction and observation. The Project represents a substantial reinvestment in the District with a viable mixed-use project consisting of multi-family residences and commercial uses that will further foster an enjoyable and vibrant environment within the District. The Project is designed to fit well into the physical environment, create visual interest and provide a secure environment that will stand the test of time. The Project's design also encourages pedestrian movement and interaction through the provision of street-level restaurant/retail and lobby spaces, outdoor commercial use patios at the street-level and second floor, and appropriate streetscape landscaping that will establish a comfortable year round environment. The use of the existing alley adjoining the Site to the south for accessing the Project's garage and loading dock will further encourage pedestrian movements along the street frontages by limiting conflicts between pedestrians and vehicles along the Site's street frontages. The Project is exactly the type of product and design envisioned for the District.



## **Zoning**

The Site is zoned for City Center District (the “CC District”) uses and is located within the Corridor Area of the Transportation Overlay District (“TOD”). As discussed above, a PAD Overlay to accommodate the development of mixed-use development consisting of a 20-story mixed-use tower with 168 purpose-built student housing units containing a total of 530 bedrooms, 5,000 square feet of flex retail/restaurant space, 1,163 square feet of flex retail/office space, 1,000 square feet of outdoor dining space, 200 structured vehicle parking spaces and 212 bike parking spaces was approved for the Site in 2009. See **Exhibit E** for a zoning map illustrating the respective locations of zoning classifications for the area.

The Applicant is not rezoning the Site. Rather, the Applicant is proposing an amendment to the Site’s PAD Overlay to establish site specific development standards to accommodate a design appropriate mixed-use development which will provide multi-family residences intended for the for-sale market and restaurant/retail uses in downtown Tempe. The CC District permits a wide variety of uses, including residences, restaurants, retail shops, and parking structures. The Applicant is proposing an amendment to the PAD Overlay which allows the Project to establish its own unique standards based on the development proposal.

According to the Zoning and Development Code, the CC District “fosters employment and livability in Tempe’s city center by providing retail, office, moderate- and high-density residential uses, entertainment, civic uses, and cultural exchange in a mixed-use environment that supports the public investment in public transit and other public facilities and services”. The Applications’ proposal of a high-quality multi-family residences and restaurant/retail development on the Site within the context of the mixed-use downtown Tempe area is consistent with the CC District.

## **Project Description**

The Site’s location between Mill Avenue to the west and the ASU Campus to the east and south will allow the Project to make a significant statement in downtown Tempe. The purpose of the Applications is to further energize downtown Tempe, to add needed diversity to the housing stock within downtown, and to activate two street frontages with active use spaces. The Project is designed to primarily appeal to professionals, young and old, who want to live, work, dine, shop and play within a vibrant downtown environment. The Site’s location at the intersection of 7<sup>th</sup> Street and Forest Avenue provides a unique opportunity to activate two street frontages, to enhance pedestrian connections between the Site, the Mill Avenue corridor and the ASU Campus, and to add to the residential and commercial mix within downtown Tempe. To provide the desired active and urban presence and to enhance pedestrian activity at the street-level, the Project’s design orients indoor and outdoor commercial use spaces towards the Site’s 7<sup>th</sup> Street and Forest Avenue frontages. The Project’s street-level lobby has also been oriented towards the Site’s Forest Avenue frontage. Due to the Site’s proximity to the ASU Campus, employment uses within and around downtown Tempe, public transportation, and the entertainment uses of Mill Avenue, MDC strongly believes that the Project will have a strong and sustainable appeal to those seeking ownership housing opportunities within a vibrant downtown setting.

Specifically, the Applicant is proposing a 27-story (approx. 296 feet), including rooftop amenity level, mixed-use tower consisting of 328 multi-family residences ranging in size from 320 to 745 square feet and containing a total of 424 bedrooms (114 studio units, 118 one-bedroom



units and 96 two-bedroom units), approx. 6,420 square feet of flex restaurant/retail space at the street-level, approx. 1,510 square feet of outdoor commercial use patio space at the street-level, approx. 1,390 square feet of outdoor commercial use patio space on the second floor, a street-level lobby, resident amenity decks on the 5<sup>th</sup> and 27<sup>th</sup> floors, and structured parking providing three levels of below-grade parking and three levels of above-grade parking. The Project will have a total building area of approx. 371,150 square feet, of which approx. 214,200 square feet is residential use space, approx. 6,420 square feet is flex restaurant/retail space, approx. 2,900 square feet is outdoor commercial use patio space, approx. 18,525 square feet is resident amenity space (amenity decks, fitness center, meeting room, multi-purpose room, lobby, dog run, bike wash and repair station etc.), and approx. 126,775 square feet is structured parking garage space. The Project will provide a total of 273 parking spaces, of which 231 spaces will be for resident use, 33 spaces will be dedicated for the use of guests, seven off-street spaces for the use of patrons of the commercial space along 7<sup>th</sup> Street, and two on-street loading spaces along Forest Avenue. In addition, the proposed building form will provide a significant urban presence along both the 7<sup>th</sup> Street and Forest Avenue street frontages.

The Project's ground floor is comprised of active restaurant/retail and lobby use spaces along the street frontages, bike parking within the structured garage, and bike parking along 7<sup>th</sup> Street. The below and above-grade levels of the garage will accommodate vehicle parking and provide storage units for the use of residents. To further activate the Site's street frontages, the 2<sup>nd</sup> floor includes an outdoor commercial use patio wrapping the northwest corner of building. The 5<sup>th</sup> floor of the tower is comprised of a 3,900 square feet of fitness center/room space, meeting and multi-purpose rooms and an outdoor amenity / lounging deck for resident use. The 6<sup>th</sup> through 26<sup>th</sup> floors are comprised of residential units and the 27<sup>th</sup> floor is comprised of a rooftop amenity deck, including a pool and covered seating areas, for resident use.

The parking garage will be screened from the 7<sup>th</sup> Street and Forest Avenue street frontages by the Project's provision of street-level commercial use and lobby spaces, as well as the Projects' provision of commercial use patio on the second floor. The garage's 264 vehicle parking spaces will be accessible from both 7<sup>th</sup> Street and Forest Avenue (via a garage entrance from an adjoining public alley to the south). The use of the existing alley to access the garage will limit conflict areas between pedestrian and vehicle movements along the Site's street frontages. In addition, a total of 368 bike spaces will be provided for use by residents, guests, and patrons of the restaurants and/or retail shops.

Considering the Site's location between the Mill Avenue corridor and ASU Campus, the Site's location within the Downtown / Mill Avenue District, the proximity of the Tempe Transportation Center and light rail station at 5<sup>th</sup> Street and College Avenue, both 7<sup>th</sup> Street and Mill Avenue will continue to see significant increases in pedestrian traffic in the near future. Therefore, the Applicant strongly believes that it is imperative that the ground-level of the Site further energize and enhance the pedestrian environment. The Project accomplishes this by providing a continuous frontage along 7<sup>th</sup> Street and Forest Avenue comprised of street-level restaurant/retail shop spaces and patios oriented toward the street frontage. The second floor commercial use patio wrapping the northwest corner of the building is also designed to engage and energize both noted streets. These uses, combined with the Project's dynamic architecture and the provision of ample landscaping, will successfully activate the Site's 7<sup>th</sup> Street and Forest Avenue street frontages.



## **Market Demand for Multifamily Residential Product & Micro-Units**

In recent years, the City and other communities have experienced an influx of projects including multifamily residential units. The primary driving forces behind this increase in new multi-family residential units in Tempe are a result of pent-up demand, vacancy rates and a shift in residential market demand brought on by changing consumer preferences for housing types desiring properties which offer a lifestyle of independence and proximity to amenities. These properties also provide residents with an opportunity to reside in urban locations which are closer to work, entertainment and recreation opportunities, and alternative modes of transportation.

In general, a micro-unit is a small studio or one-bedroom residence providing sleeping, cooking, eating, bathing and lounging accommodations within an area as small as 300 square feet. High-quality residences, such as those being proposed for the Project, are an appealing option for those desiring a lifestyle of independence and home ownership opportunity within a vibrant urban setting, such as downtown Tempe. Micro-units are growing segment of the multifamily residential market, as millennials are trading space for proximity to work and a flexible lifestyle and small living is ideally suited to an increasing number of persons seeking the ability to come and go with ease within a modern urban setting. Seattle, Washington, with more than 2,300 micro-units either cleared for occupancy or in the development pipeline, is a prime example of the growing demand for micro-living within urban centers.

## **Project Design**

The Project's design, which showcases architecture and design that is of the current time and place and points to the future, is as progressive as Tempe itself. As a contemporary home-ownership product, the Project will provide 328 furnished SmartSuites intelligently designed to offer versatility without compromising livability. The Project can best be described as a multi-generational club offering a lifestyle of independence for those desiring live, work, learn, dine, shop and play in one area.

The Project is a 27-story, including amenity roof deck, mixed-use tower featuring ground floor commercial space, three levels of below-grade structured parking, three levels of above-grade structured parking, a 5<sup>th</sup> floor resident amenity deck, 21 floors of residential units and a rooftop pool deck. The ground floor provides approximately 6,420 square feet of commercial space located along 7<sup>th</sup> Street and Forest Avenue with a focus on the prominent northwest corner. A 14-foot deep second floor patio provides shade for both ground level outdoor dining space and the opportunity for second floor dining space. The building's tower steps back significantly from the base at the 5<sup>th</sup> floor to provide a soft landscaped amenity deck that will provide residents an outdoor lounging location that engages the pedestrian streetscape. The tower features large vertical metal clad fins and deep balconies on all four sides that run the entire height of the building. The vertical fins transition at the top two floors into significant rooftop canopies that are both functional and provide an iconic aesthetic to the Tempe skyline.

The Project's design is addressed in greater detail in the below section pertaining to the approval criteria for DPR application.



## **Landscape Design**

As reflected by the landscape plan included in the Applications submittal packet, the Project will provide a substantial amount of landscape for an urban development. The proposed landscape palette along 7<sup>th</sup> Street and Forest Avenue will establish a pedestrian friendly environment along the street frontages. The selected tree species for the street frontages will provide ample shade for pedestrians. Appropriate landscape and hardscape materials for creating an aesthetically pleasing and comfortable environment will also be provided along pedestrian walkways. A landscape plan is included as part of the Applications package.

## **Site Circulation and Parking**

The Project's 264 structured parking spaces will be accessible from both 7<sup>th</sup> Street and Forest Avenue (via a garage entrance from the public alley adjoining the Site to the south). In addition, a total of 368 bike spaces will be provided for use by residents, as well as patrons of the restaurants and/or retail shops. The parking garage will entirely serve the parking needs of the Project's residents, as well as patrons of the Project's commercial use spaces. In addition, to further serve the parking needs of patrons and guests, a total of nine on/off-street parking spaces will remain available along the Site's 7<sup>th</sup> Street and Forest Avenue frontages.

In consideration of the multitude of public transit options available in vicinity of the Site, the provided parking will be more than sufficient for the Project's parking needs. The Site is located within the TOD's Corridor Area and is located within approximately 1,000 feet of the Tempe Transportation Center ("TTC") at 5<sup>th</sup> Street and College Avenue. TTC circulates the Valley Metro light rail and bus routes 30, 48, 62, 65, 66, 72 and 511 and Orbit routes. A parking study and traffic impact analysis has been prepared by CivTech, Inc. for the Project. The study and analysis are included as part of the submittal package for the Applications.

## **Planned Area Development Overlay Approval Criteria**

Pursuant to Zoning and Development Code ("ZDC") Section 6-305, the Applicant is requesting an amended PAD overlay to establish site specific development standards to accommodate the development of the Project.

As discussed above, the Project is the exact type of mixed-use, high-density and high-quality development envisioned by General Plan 2040 for the Site and is consistent with the City's vision for development within the Downtown / Mill Avenue District. Furthermore, the Project's proposed building height and area are of an appropriate scale in the context of the mixed-use and high-density urban core development projected for the Site by General Plan 2040, recently constructed and approved mixed-use developments within downtown Tempe and along Town Lake, and the existing employment, commercial, residential, hospitality and educational uses in proximity to the Site.

As discussed below, the Project satisfies the formal PAD overlay approval criteria specified by ZDC Section 6-305.D:

- 1. The development fulfills certain goals and objectives in the General Plan, and the principles and guidelines of other area policy plans. Performance considerations are*



*established to fulfill those objectives.*

As discussed in detail within the above Planning Context section, the Project is the exact type of mixed-use, high-density and high-quality project envisioned by General Plan 2040 for the Site.

2. *Standards requested through the PAD Overlay District shall take into consideration the location and context for the site for which the project is proposed.*

The Project's buildings and landscape elements and associated standards have taken into consideration the context of the area. In the context of the mixed-use and high-density urban core development projected for the Site by the General Plan, recently constructed and approved mixed-use developments in downtown Tempe, the mixed-use and high-density development currently under construction immediately west of the Site, and the existing employment, commercial, educational, residential and hospitality uses in proximity to the Site, the Project's proposed building heights, setbacks and landscape area are of an appropriate scale for the area.

3. *The development appropriately mitigates transitional impacts on the immediate surroundings.*

The Project's design appropriately mitigates transitional impacts on immediate surroundings, as:

- The Project's buildings and landscape elements have been designed in the context of the approved 20-story mixed-use development immediately to the west across Forest Avenue, the five-story College Avenue Commons building immediately to the north across 7<sup>th</sup> Street, the 195-foot tall University House Development to the northeast at 5<sup>th</sup> Street and College Avenue, the 141-foot tall Marriott Residence Inn to the north at 5<sup>th</sup> Street and Forest Avenue, the 96-foot tall Brickyard to the west at 7<sup>th</sup> Street and Mill Avenue, the 343-foot tall West Sixth development to the west of Mill Avenue, and the buildings of varying heights on the ASU Campus to the east across College Avenue and to the south across University Drive;
- The Project's lighting will be compatible with adjoining and nearby buildings and uses;
- The Project's vehicular circulation has been designed to minimize conflicts between pedestrian and vehicle movements to the extent possible; and,
- The Project's provision of a parking garage will minimize the asphalt area on-site, which in return will significantly reduce the typical heat-island effect that could otherwise occur on surrounding properties.



## Development Plan Review Approval Criteria

Pursuant to Zoning and Development Code 6-306, the Applicant is requesting Development Plan Review approval for the Project's architectural drawings, including site and landscape plans, building elevations and building materials. As discussed below, the Project is an appropriately scaled and aesthetically pleasing design that will encourage, protect, and enhance the functional and attractive appearance of the Site and the surrounding area.

1. Placement, form, and articulation of buildings and structures provide variety in the streetscape

A strong pedestrian connection at the ground floor plays a crucial role in connecting the Project's residents and patrons to the streetscape. The ground floor provides approximately 6,4200 square feet of flex restaurant/retail space along the street frontages with a focus on the prominent northwest corner. A 14-foot deep second floor patio provides shade for both ground level outdoor dining space and the opportunity for second floor dining space. The clear 14-foot height of the patio also creates a comfortable, human scale zone at the base of the garage podium and tower. The double height canopy provides hierarchy at the residential lobby and entrance. The Arizona Ash trees, which will be placed along Forest Avenue, will provide shade for both the pedestrian traffic and ground floor patios. The natural forms of the trees will be well balanced by the simple, clean form of the second floor canopy. A variety of linear pavers will be used along both 7<sup>th</sup> Street and Forest Avenue to provide texture, color and pattern and to enhance the pedestrian experience.

2. Building design and orientation, together with landscape, combine to mitigate heat gain/retention while providing shade for energy conservation and human comfort

The building features various design solutions to provide human comfort. The 14-foot deep overhang at the base of the building combined with the provision of Arizona Ash trees along the streetscape will provide solar protection from both midday and afternoon sun when the pedestrian zones will be most active. The garage features a series of metal panel "boxes" which contain a decorative perforated metal panel. The perforated metal panel will be considered part of the public art component and provide a playful interactive building elevation at the pedestrian level. The perforated metal skin that will filter sunlight during the day, as well as limit interior garage light pollution. The metal skin provides durability necessary to resist the intensity of the sun and quickly releases any heat once it is not exposed to direct sunlight. The 5<sup>th</sup> floor amenity deck provision of generous amount of landscaping and plank decking will provide shade for residents and an attractive surface. The residential tower features high performing insulated glazing to reduce the solar heat gain in the units. Large vertical fins and deep balconies that run the entire height of all sides of the building will provide deep shade, especially on the east, south and west exposures. The rooftop amenity deck has large canopies to provide significant shade and comfort on the building's most exposed surface.



3. Materials are of a superior quality, providing detail appropriate with their location and function while complementing the surroundings

The Project's materials are of a superior quality. The residential tower features high performing insulated glazing to reduce solar heat gain in the units. There are large vertical metal clad fins and deep balconies that run the entire height of the building on all sides. The garage features a combination of metal panel, concrete panel and perforated metal skin that will filter sunlight during the day, limit garage light pollution during the night, provide the durability necessary to resist the intensity of the sun, and quickly release any heat gain once it is not exposed to direct sunlight. The 5<sup>th</sup> floor amenity deck will feature plank decking to provide an attractive surface when viewed from the above residential units.

4. Large building masses are sufficiently articulated so as to relieve monotony and create a sense of movement, resulting in a well-defined base and top, featuring an enhanced pedestrian experience at and near street level

The building's mass has been clearly separated into a base, middle and top. The 50-foot base includes the ground floor commercial use and lobby spaces and the garage. The second floor patio and canopy help to mitigate the large planes of the base and provide a human scale to the ground level pedestrian zone. The middle of the building steps back significantly from the base at the 5<sup>th</sup> floor to provide a soft landscaped amenity deck that is engaged with the pedestrian streetscape below. The top two residential floors of the building feature enhanced sun shades at the corners which enhance articulation and depth. The top of the building features significant canopies that are both functional and will provide an iconic aesthetic to the Tempe skyline.

5. Buildings, structures, and landscape elements are appropriately scaled, relative to the site and surroundings

As discussed in detail in the area context section provided above, the Site is located within an urban downtown environment that consists of a mix of existing and planned uses of varying building heights and intensities, including approved buildings up to 20-stories in height in the immediate area surrounding the Site and buildings up to 348 feet in height the greater downtown area. The Project's buildings and landscape elements have been designed with the context of the area in mind. In the context of the approved 20-story mixed-use development immediately to the west across Forest Avenue, the five-story College Avenue Commons building immediately to the north across 7<sup>th</sup> Street, the 195-foot tall University House Development to the northeast at 5<sup>th</sup> Street and College Avenue, the 141-foot tall Marriott Residence Inn to the north at 5<sup>th</sup> Street and Forest Avenue, the 96-foot tall Brickyard to the west at 7<sup>th</sup> Street and Mill Avenue, the 343-foot tall West Sixth development to the west of Mill Avenue, and the buildings of varying heights on the ASU Campus to the east across College Avenue and to the south across University Drive, the Project's proposed 27-story tower is of an appropriate scale for the area.



The provision of the substantial amount of landscape coverage within the Site is more than appropriate for an urban downtown environment. The proposed landscape palette along 7<sup>th</sup> Street and Forest Avenue will also further establish and contribute to a pedestrian friendly environment along street frontages within downtown Tempe.

6. Building facades provide architectural detail and interest overall with visibility at street level (in particular, special treatment of windows, entries and walkways with particular attention to proportionality, scale, materials, rhythm, etc.) while responding to varying climatic and contextual conditions

The 14-foot deep second floor patio and canopy will provide shade for the ground level outdoor dining space and an opportunity for second floor dining space. The clear 14-foot height of the patio will also create a comfortable human-scale zone at the base of the garage and shade the commercial glazing below. The double height canopy provides hierarchy at the residential lobby and entrance. The provision of large vertical fins and deep balconies that run the entire height of the building on all side will both provide deep shade during the day and offer additional architectural detail and interest. The second floor patio, fifth floor amenity deck, vertical fins and rooftop canopies will be illuminated in a manner that ties the entire building together in a cohesive and rhythmic manner.

7. Plans take into account pleasant and convenient access to multi-modal transportation options and support the potential for transit patronage;

The goal of the Applications is to create a mixed-use development that will increase the residential and commercial mix within Downtown Tempe District, as well as enhance pedestrian street activity within downtown Tempe. As noted above, the Site is located approximately 1,000 feet south of the Tempe Transportation Center and light rail station at 5<sup>th</sup> Street and College Avenue and is located between the Mill Avenue corridor to the west and the heart of the ASU Campus to the east and south.

Considering the Site's location between the Mill Avenue corridor and the ASU Campus within the Downtown Tempe District and the proximity of the Tempe Transportation Center, both 7<sup>th</sup> Street and Forest Avenue will continue to see significant increases in pedestrian traffic in the near future. To enhance the pedestrian environment and multi-modal transportation usage, the Project will energize the ground-level of the Site through the provision of:

- 1) a continuous frontage along 7<sup>th</sup> Street and Forest Avenue comprised of street-level restaurant and/or retail shop spaces and patios oriented toward oversized walkways along the street frontages;
- 2) a commercial use patio wrapping the northwest corner of the building's second floor designed to engage and further energize both 7<sup>th</sup> Street and Forest Avenue;
- 3) dynamic contemporary architecture; and,
- 4) more than ample landscaping along street frontages



To further encourage the use of the vast array of transportation options available within downtown Tempe, the Project will also provide 250 bike spaces for use by residents, guests, and patrons.

8. *Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation, and with surrounding residential uses*

The Project's vehicular circulation has been designed to minimize conflicts between pedestrian and vehicle movements to the extent possible. The movement of pedestrians is a major element of the Project. As reflected by the site and landscape plans included in the Applications package, the Project's loading area, as well as one of the entrances to the garage, will be accessed via an adjoining public alley. The use of the existing alley for the noted purposes minimizes the number of driveways and curb cuts required along the Site's street frontages and segregates vehicular and pedestrian movements to the extent possible. The Project will also provide oversized walkways separated from vehicle maneuvering areas along the 7<sup>th</sup> Street and Forest Avenue frontages. To further ensure that conflicts between vehicles and pedestrians do not occur, entrances and exits to the parking garage have been strategically placed away from active use areas on the Project's ground level.

9. *Plans appropriately integrate Crime Prevention Through Environmental Design principles such as territoriality, natural surveillance, access control, activity support, and maintenance*

The development plan is organized to have strong visibility and natural surveillance from the uses at and above street-level. Twenty-two floors of residential units will provide many new "eyes on the street," as well as on the perimeter of the Project. Furthermore, the activated functions of the commercial use and lobby spaces and the commercial use patios will create transparency from within the building to outdoor spaces along the street frontages.

10. *Landscape accents and provides delineation from parking, buildings, driveways and pathways*

The proposed landscape and hardscape improvements along 7<sup>th</sup> Street and Forest Avenue will delineate walkways and driveways from the public right-of-way, as well as the Project's building. Appropriate trees and enhanced landscaping and hardscape materials will be utilized along the Site's frontages to further distinguish pedestrian areas from vehicular maneuvering areas. The selected landscape and hardscape materials will also create an aesthetically pleasing and comfortable environment for pedestrians around and throughout the Site

11. Signs have design, scale, proportion, location and color compatible with the design, colors, orientation and materials of the building or site on which they are located

The Project's sign package is not included as part of the Applications submittal. A sign package will be prepared and processed for the Project at later date. The sign package will ensure that the design, scale, proportions, location and color of signage to be provided on the Site is compatible with the Project's design and uses, as well as adjoining and nearby uses.

12. Lighting is compatible with the proposed building(s) and adjoining buildings and uses, and does not create negative effects

As detailed by the lighting plan included as part of the Applications submittal, the Project's lighting will be compatible with the proposed mixed-use tower, as well as adjoining and nearby buildings and uses. The lighting will not adversely impact uses within the Project or adjoining and nearby uses.

## **Conclusion**

The Applicant is proposing to build a high-quality and modern mixed-use development that will: 1) add needed diversity to the housing stock within downtown Tempe with the introduction of high-quality multi-family residences; 2) provide restaurant/retail uses along both 7<sup>th</sup> Street and Forest Avenue to activate street frontages; and, 3) establish appropriate relationships with both the urban street environment and adjoining and nearby properties. The Project within the context of the mix of uses and residential density envisioned for the Site and downtown area is consistent with General Plan 2040. The Project will contribute to and/or further establish the residential and commercial use mix envisioned for downtown Tempe, as well serve as a catalyst for future development opportunities that will continue to enhance the urban development environment and experience envisioned by the City for the Downtown / Mill Avenue District. We look forward to discussing the requests with you in the near future and respectfully request your approval.



A PORTION OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

ON THIS 20<sup>TH</sup> DAY OF AUGUST, 2009 BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED CHARLES LAWRENCE, MANAGING MEMBER, WHO ACKNOWLEDGED HIMSELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

BY: [Signature]  
NOTARY'S SIGNATURE

BY: Charles Lawrence  
CHARLES LAWRENCE  
ITS: MANAGING MEMBER

PARCEL 1 (132-27-114 & 115): LOTS 8,3 AND THE EAST 15 FEET OF THE NORTH 74 FEET OF LOT 10, BLOCK 13, TEMPE, ACCORDING TO BOOK 2 OF MAPS, PAGE 28, RECORDS OF MARICOPA COUNTY, ARIZONA.

PARCEL 8 (132-27-117): THE SOUTH 42 FEET OF LOT 10, BLOCK 13, TEMPE, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, IN BOOK 2 OF MAPS, PAGE 26.

PARCEL 9 (132-27-116): LOT 10, BLOCK 13, TEMPE, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, IN BOOK 1 OF MAPS, PAGE 26; EXCEPT THE NORTH 74 FEET THEREOF; AND EXCEPT THE SOUTH 42 FEET THEREOF.

PARCEL 10 (132-27-118): THE NORTH 74 FEET OF LOT 10, BLOCK 13, TEMPE, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, IN BOOK 2 OF MAPS, PAGE 26; EXCEPT THE EAST 15 FEET THEREOF.

TOTAL AREA IS +/- 0.511 GROSS ACRES

PLANNED AREA DEVELOPMENT OVERLAY APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF TEMPE ON THIS 20th DAY OF NOVEMBER, 2009.  
(ORDINANCE No. 2009.21)

ON MARCH 25, 1982, BOARD OF ADJUSTMENT OF THE CITY OF TEMPE APPROVED A REQUEST (A-81-3.8) FOR UNIVERSITY COMMONS, 215 EAST 7th STREET, WHICH INCLUDED A VARIANCE TO REDUCE REQUIRED WIDTH OF PARKING SPACES FROM 8'-0" TO 8'-0" FOR FIVE SPACES. 215 EAST 7th STREET REFERS TO PARCEL 1 OF THE 707 SOUTH FOREST SITE. THIS PROVISION FOR COMPACT PARKING MAY BE USED FOR UP TO FIVE SPACES OF FIRST FLOOR ALLEY ACCESS PARKING ON THE 707 SOUTH FOREST PROJECT. THE SPACE PARKING MUST BE WITHIN THE "FOOTPRINT" OF PARCEL 1.

L&G CANNERY LLC, AN ARIZONA LIMITED LIABILITY COMPANY  
580 SOUTH COLLEGE AVENUE, SUITE 201  
TEMPE, ARIZONA 85281  
CONTACT NAME: CHARLES LAWRENCE

**CAMPUS ACQUISITIONS LLC**  
212 EAST GREEN STREET  
CHAMPAIGN, IL 61820  
CONTACT NAME: MARC LIFSHIN

GROSS / NET SITE AREA:	0.511 AC
GENERAL PLAN 2030 PROJECTED LAND USE:	MIXED USE
GENERAL PLAN 2030 PROJECTED DENSITY:	HIGH DENSITY
ZONING:	CC/TOD(PAD
APARTMENTS / AMENITIES:	240,162 SF
COMMERCIAL:	9,183 SF
PARKING GARAGE:	64,682 SF
TOTAL BUILDING AREA:	311,007 SF

1 BEDROOM UNIT:	28
2 BEDROOM UNIT:	28
3 BEDROOM UNIT:	30
4 BEDROOM UNIT:	54
5 BEDROOM UNIT:	28
TOTAL DWELLING UNIT QUANTITY:	168

MAX. DENSITY (168 DU / 0.511 AC): 329 DU/AC

**BUILDING ELEVATION HEIGHT (20 STORIES):** 235 FT

**BUILDING ELEVATION STEPBACK:** NO

**MAX. BUILDING COVERAGE (10,389 SF / 22,259 SF): 91.6%**

MIN. LANDSCAPE COVERAGE (4,098 SF / 22,259 SF): 18.4%

MIN. BUILDING SETBACK:

FRONT (7TH ST):	0 FT
STREET SIDE (FOREST AVE):	0 FT
SIDE (EAST):	0 FT
REAR (ALLEY):	0 FT

VEHICLE PARKING (INCLUDING 8 IN PUBLIC ROW):	200
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BICYCLE PARKING: 212

A site map showing the location of the proposed site. The map includes a grid of streets: Mill Ave, Myrtle, Forest, College, 5th, 8th, and 21st. A dashed line indicates the location of Section 15. A solid line indicates the location of the proposed site. A north arrow is located in the bottom right corner. Labels include 'RED MOUNTAIN HWY', 'TOWN LAKE', 'RURAL RD', and 'UNIVERSITY DR'.

1. THIS APPROVAL IS BASED ON CONFORMANCE TO PRELIMINARY DRAWINGS AND EXHIBITS SUBMITTED FOR THE REQUESTS FOR A PLANNED AREA DEVELOPMENT OVERLAY AND DEVELOPMENT PLAN REVIEW EXCEPT WHERE AMENDED BY THE CONDITIONS OF APPROVAL INDICATED BELOW AND BY GOVERNING CODE AND ORDINANCE STANDARDS. THE PRELIMINARY DRAWINGS AND EXHIBITS INCLUDE THE FOLLOWING:

6. FLOOR PLANS SHEETS A2.0, A1.1, A1.2 AND A1.3, DATED 5/19/2009.  
 7. BUILDING ELEVATIONS SHEETS A2.0, A2.1 AND A2.2, DATED 5/19/2009.  
 8. BUILDING SECTIONS SHEET A3.0, DATED 5/19/2009.  
 9. SITE IMPROVEMENT PLANS (COVER, SECTIONS AND UTILITY PLANS SHEETS 1 OF 4, 3 OF 4 AND 4 OF 4, DATED 5/15/2009).  
 F. SITE IMPROVEMENT PLAN (GRADING AND DRAINAGE) SHEET 2 OF 4, DATED 5/15/2009.  
 6. GROUND FLOOR AND 20TH FLOOR LANDSCAPE PLANS, SHEET PL.1 AND PL.2, DATED 5/15/2009.  
 H. MATERIALS SAMPLE BOARD, DATED 4/27/2009.  
 2. A BUILDING PERMIT SHALL BE OBTAINED ON OR BEFORE AUGUST 20, 2012, OR THE ZONING OF THE PROPERTY MAY REVERT TO THAT IN PLACE AT THE TIME OF APPLICATION, SUBJECT TO A PUBLIC HEARING.  
 3. THE PROPERTY OWNERS(S) SHALL SIGN A WAIVER OF RIGHTS AND REMEDIES FORM, BY SIGNING THE FORM, OWNER(S) VOLUNTARILY WAIVES ANY RIGHT TO CLAIM COMPENSATION OR DIMINUTION IN PROPERTY VALUE UNDER LARS, 112-1134 THAT MAY NOW OR IN THE FUTURE EXIST, AS A RESULT OF THE CITY'S APPROVAL OF THIS APPLICATION, INCLUDING ANY CONDITIONS, STIPULATIONS AND/OR MODIFICATIONS IMPOSED AS A CONDITION OF APPROVAL. THE SIGNED FORM SHALL BE SUBMITTED TO THE DEVELOPMENT SERVICES DEPARTMENT NO LATER THAN SEPTEMBER 21, 2009 OR THE AMENDED PLANNED AREA DEVELOPMENT OVERLAY APPROVAL SHALL BE NULL AND VOID.  
 4. SITE CLEARING:  
 A. OBTAIN A DEMOLITION PERMIT AND REMOVE THE EXISTING BUILDINGS, SITE AND LANDSCAPE IMPROVEMENTS OF OXFORD SQUARE AND UNIVERSITY COMMONS AFTER RECEIVING THE TENANCY IN THE BUILDINGS TO THE SATISFACTION OF ALL PARTIES.  
 B. TO NOT DEMOLISH THE EXISTING BUILDINGS, SITE AND LANDSCAPE IMPROVEMENTS INCLUDING LANDSCAPE IN THE PUBLIC RIGHT OF WAY, UNTIL A BUILDING PERMIT FOR THE SUCCEEDING DEVELOPMENT IS ISSUED, OR UNTIL DEVELOPMENT SERVICES AND PUBLIC WORKS DIVISION WAIVERS FOR THIS CONDITION ARE GRANTED.  
 C. COORDINATE WITH PUBLIC WORKS AND PARKS AND RECREATION DEPARTMENTS THE SALVAGE OF EXISTING CITY-OWNED FIXTURES AND TREES IN THE PUBLIC RIGHT OF WAY PRIOR TO DEMOLITION.  
 5. THE PLANNED AREA DEVELOPMENT FOR 707 SOUTH FORTH STREET SHALL BE PUT INTO PROPER ENGINEERING FORMAT (SAMPLE IS AVAILABLE FROM THE DEVELOPMENT SERVICES DEPARTMENT, SEALED BY AN ANZANO REGISTERED ARCHITECT OR REGISTERED PROFESSIONAL ENGINEER, FITTED WITH APPROPRIATE SIGNATURE BLANKS AND KEPT ON FILE WITH THE CITY OF TEMPE'S DEVELOPMENT SERVICES DEPARTMENT, COMPLETE THIS PROCESS PRIOR TO THE ISSUANCE OF BUILDING PERMITS.  
 MAXIMUM HEIGHT OF THE BUILDING, AS MEASURED FROM THE TOP OF CURB ADJACENT TO THE CENTER OF THE FRONT-YARD OF THE SITE, TO THE HIGHEST PORTION OF THE BUILDING OR PARAPET OF THE BUILDING SHALL NOT EXCEED 225'-0".  
 6. THE INCREASED HEIGHT EXCEPTION STIPULATED IN IZUC SEC. 4.205(a) SHALL BE WAIVED FOR THE BUILDING. THE STRUCTURES STIPULATED IN THIS SECTION MAY NOT EXTEND ABOVE THE ESTABLISHED HEIGHT OF THE BUILDING, SIMILARLY ARCHITECTURAL APPURTENANCES SUCH AS ANTENNAE, COMMUNICATIONS EQUIPMENT OR FLAGPOLE MAY NOT EXTEND ABOVE THE ESTABLISHED HEIGHT OF THE BUILDING.  
 7. SUBMIT HEIGHT COORDINATES FOR THE BUILDING TOWERS TO THE FEDERAL AVIATION ADMINISTRATION FOR AN OBSERVATION EVALUATION (FAA 7460-1 FORM). OBTAIN WRITTEN DETERMINATION OF "NO HAZARD TO AIR NAVIGATION" FOR THE DEVELOPMENTS HEIGHT FROM THE F.A.A. AND SUBMIT THIS FINDING TO THE CITY OF TEMPE PRIOR TO ISSUANCE OF BUILDING PERMITS.  
 8. WHERE A TEMPORARY STRUCTURE SUCH AS A CONSTRUCTION CRANE IS UTILIZED THAT EXCEEDS THE APPROVED HEIGHT OF THE BUILDING, SUBMIT HEIGHT COORDINATES FOR THE STRUCTURE TO THE FEDERAL AVIATION ADMINISTRATION (FAA 7460-1 FORM) AND THE CITY OF PHOENIX AVIATION DEPARTMENT (AIRSIDE OPERATIONS STAFF) PRIOR TO ERECTING AND SUBMIT WRITTEN APPROVALS FROM EACH AGENCY TO THE CITY OF TEMPE PRIOR TO ISSUANCE OF A BUILDING PERMIT.  
 9. THE MINIMUM REQUIRED QUANTITY OF VEHICLE PARKING SPACES FOR THE BUILDING SHALL BE 200 SPACES, WHICH MAY INCLUDE ON-STREET PARKING ADJACENT TO THE DEVELOPMENT. THE DEVELOPMENT SHALL CONFORM TO THE FOLLOWING WITH RESPECT TO PARKING:  
 A. THE RESIDENTIAL COMPONENT SHALL INCLUDE A MAXIMUM OF 180 RESIDENTIAL DWELLING UNITS AND A MAXIMUM OF 160 PARKING SPACES.  
 B. THE COMMERCIAL COMPONENT SHALL BE A MAXIMUM OF 6163 SF. OF COMMERCIAL AREA COMPOSED OF GENERAL OFFICE, MEDICAL OFFICE, RETAIL AND INDOOR RESTAURANT USE, OF WHICH A MAXIMUM OF 5,000 SF. MAY BE DEDICATED FOR INDOOR RESTAURANT. THE PARKING STANDARD FOR THE FIRST 25 PERCENT OF RESTAURANT/RETAIL AREA AND THE FIRST 25 PERCENT OF RESTAURANT AREA ARE EACH WAIVED. THE PARKING STANDARD FOR OUTDOOR RESTAURANT AREA IS WAIVED. PARKING IS CALCULATED FOR THE REMAINING OFFICE/RETAIL AND RESTAURANT AREAS AS FOLLOWS:  
 1. ONE VEHICLE PARKING SPACE IS REQUIRED FOR EVERY 1,000 SF. OF INDOOR COMMERCIAL AREA, INCLUDING MEDICAL OFFICE, GENERAL OFFICE AND RETAIL AREA, INCLUDING AREA OF "BACK OF HOUSE" FUNCTIONS.  
 2. ONE VEHICLE PARKING SPACE IS REQUIRED FOR EVERY 500 SF. OF INDOOR RESTAURANT AREA, INCLUDING AREA OF "BACK OF HOUSE" FUNCTIONS.  
 3. OBTAIN AN ENCROACHMENT PERMIT FROM THE PUBLIC WORKS DEPARTMENT FOR PORTIONS OF THE BUILDING WHICH OVERLAPS OR OTHERWISE ENDOACH INTO THE PUBLIC RIGHT-OF-WAY PRIOR TO FIRST SUBMITTAL FOR BUILDING PLAN CHECK REVIEW, UNLESS WAIVER FOR THIS CONDITION IS GRANTED FROM THE PUBLIC WORKS DEPARTMENT.  
 4. A SUBDIVISION PLAN IS REQUIRED FOR THIS DEVELOPMENT AND SHALL BE RECORDED PRIOR TO ISSUANCE OF BUILDING PERMITS.

DS 090172

[illegible]

707 S FOREST

TEMPE, AZ

	DATE	ISSUED FOR
▲	03/05/09	SHADOW STUDY
▲	03/15/09	PROGRESS
▲	04/07/09	PLANNING SUBMITTAL
▲	05/04/09	NEIGHBORHOOD PRES.
▲	05/18/09	PLANNING RESPONSES
▲		
▲		
▲		
▲		
▲		

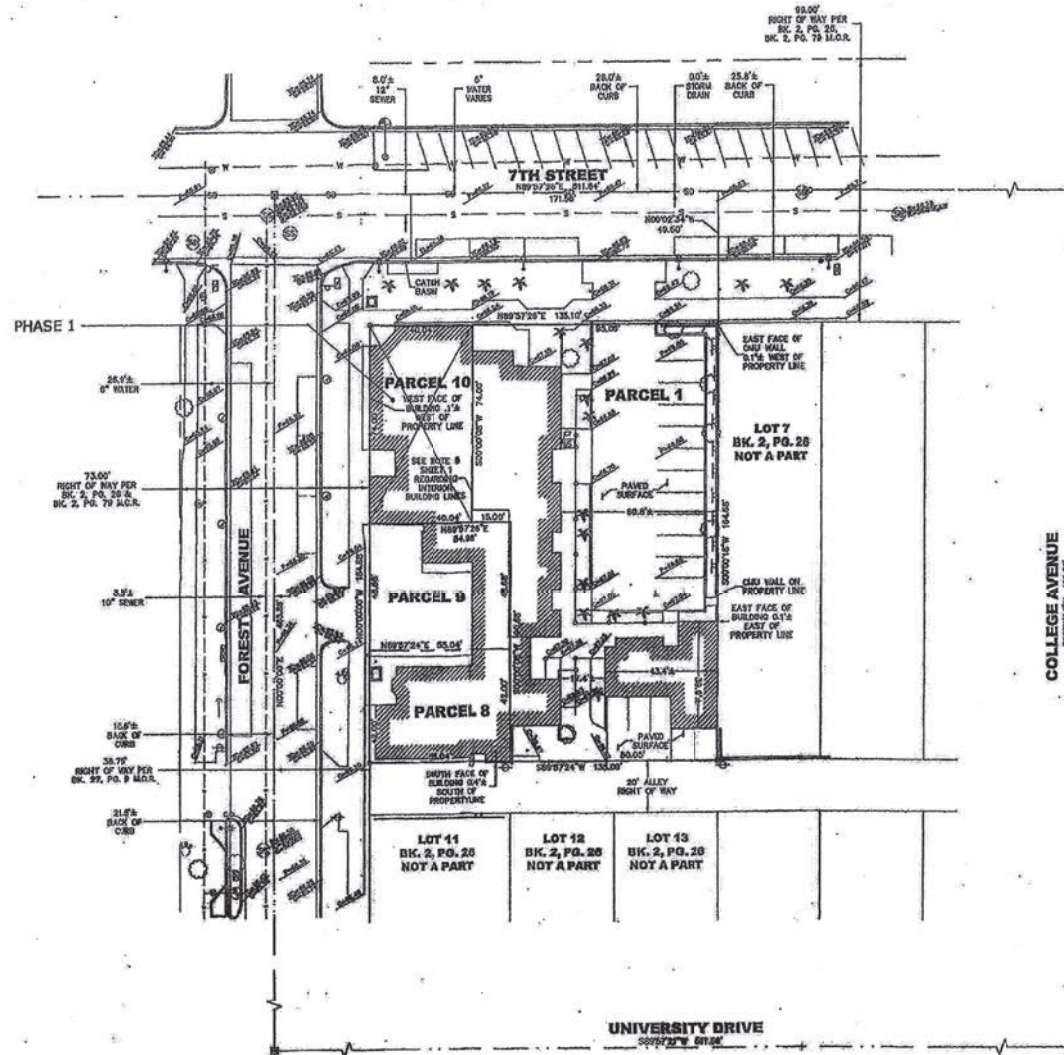


EX. NO:	17
CR. NO:	SR. A
DATE:	START DATE 07.02.99
SCALE:	
PROJ. #	0912

COVER SHEET

AO.0





#### PARKING REQUIREMENT

2 RESTAURANT, TOTAL AREA OF 4314 S.F.	160 PARKING 46.17 SPACES	PAD PARKING: 6.47 SPACES
1 RETAIL SPACE, TOTAL AREA OF 3880 S.F.	780 PARKING 7.33 SPACES	PAD PARKING: 0.25 SPACES
1 OFFICE SPACE, TOTAL AREA OF 8500 S.F.	180 PARKING 21.25 SPACES	PAD PARKING: 8.37 SPACES
NET TOTAL 72 SPACES REQUIRED		PAD TOTAL 16 SPACES REQUIRED
23 SPACES PROVIDED ON ONE LOT, 11 ON THE OTHER = 50 OVERALL SPACES		

REC 09008

PAD 09004

DS 090172

707 S. FOREST  
PHASE ONE  
TEMPE, AZ

**PDC**  
PARAMOUNT DESIGN & CONSULTING  
3949 North Arbores Cir, Mesa, Arizona 85107  
T: 602-882-5608 F: 480-478-0517



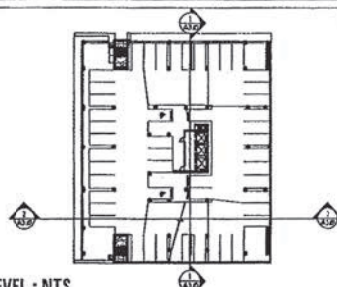
**SITE PLAN  
PHASE I**

DATE: \_\_\_\_\_  
SHEET: \_\_\_\_\_  
DRAWN BY: \_\_\_\_\_  
CHECKED BY: \_\_\_\_\_  
SCALE: \_\_\_\_\_  
**A0.A**

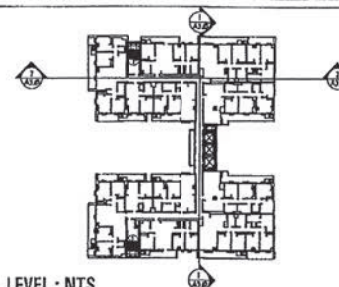
DS 090172 PAD 09004 REC 09008



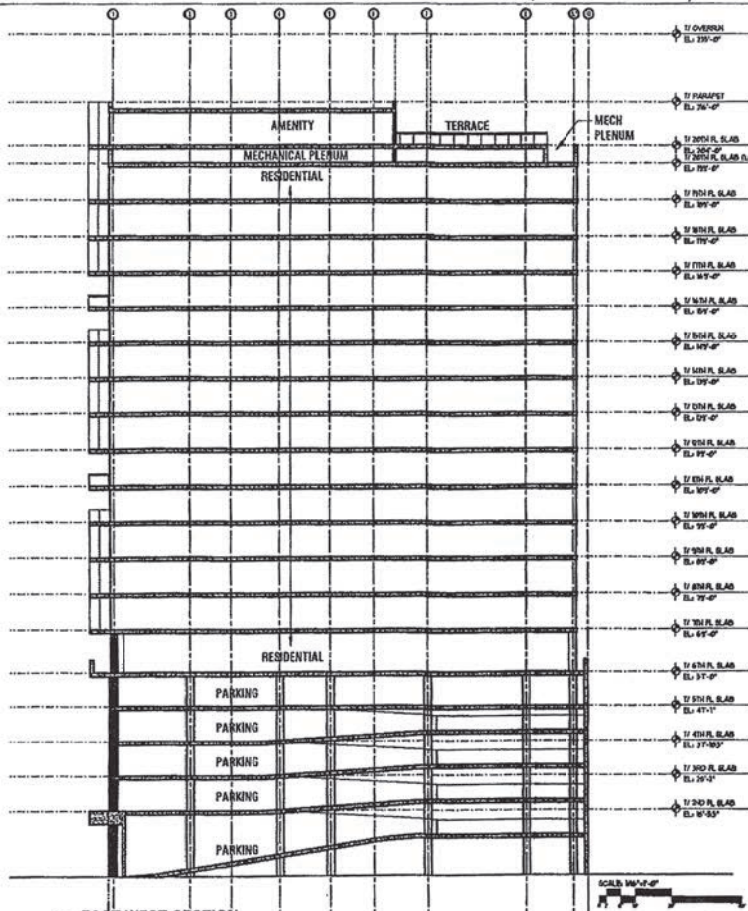




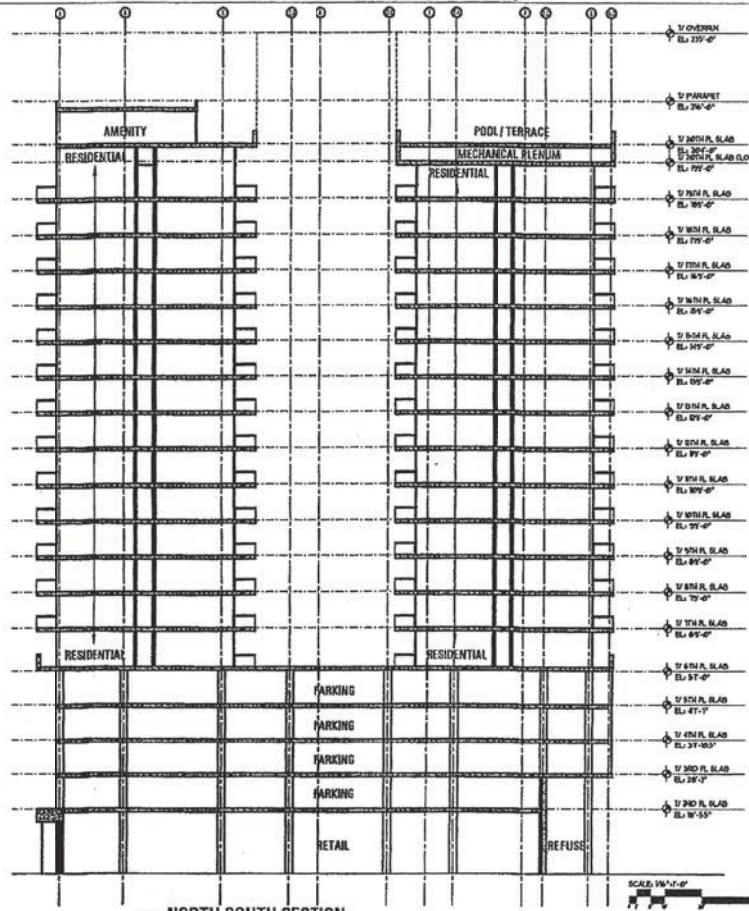
TYPICAL PARKING LEVEL ; NTS



TYPICAL RESIDENTIAL LEVEL ; NTS



2 EAST WEST SECTION  
SCALE: 1/16" = 1'-0"



1 NORTH-SOUTH SECTION  
SCALE: 1/16" = 1'-0"

DS 090172

PAD 09004

REC 09008

REC 09008

PAD 09004

DS 090172



Contractor shall be responsible for reviewing all Plans and Specifications, making all needed corrections prior to printing. All Plans and Specifications shall comply with all applicable laws, codes, and building department requirements. All corrections shall be made in accordance with the Building Department's requirements. Contractor shall complete the work in accordance with all applicable building codes.

Contractor is responsible for design and installation of properly sized and located systems, which shall comply with all applicable codes and standards.

A written Architectural Specification may be used for the project and shall be in accordance with the Building Department's requirements. The Building Department shall review and approve the Specification. The Building Department shall not be responsible for the design and installation of the project. The Building Department shall not be responsible for the design and installation of the project.

Contractor shall be responsible for the design and installation of the project. The Building Department shall not be responsible for the design and installation of the project. The Building Department shall not be responsible for the design and installation of the project.

707 S FOREST

TEMPE, AZ

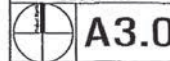
DATE	ISSUED FOR
03/05/08	SHADOW STUDY
03/10/08	PROGRESS
04/07/08	PLANNING SUBMITTAL
05/04/08	RECORD/DRAWING PREP.
05/18/08	PLANNING RESPONSE



Horticulture Planning Associates  
333 North Central Ave., Chicago, IL, 60610  
P: 312.555.4444  
F: 312.555.4444  
www.hpaassociates.com

CL. NO.	17
DR. NO.	18, 19
DATE	11/11/11
SCALE	1/16" = 1'-0"
PROJ. NO.	0012

BUILDING SECTIONS



# 1st AMENDED PLANNED AREA DEVELOPMENT OVERLAY FOR 707 S FOREST

LOTS 8, 9 & 10 OF BLOCK 13 OF TEMPE  
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 1 NORTH,  
RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

## LEGAL DESCRIPTION

**PARCEL NO. 1:**  
LOTS 8, 9 AND THE EAST 15 FEET OF THE NORTH 74 FEET OF LOT 10, BLOCK 13, TEMPE, ACCORDING TO BOOK 2  
OF MAPS, PAGE 26, RECORDS OF MARICOPA COUNTY, ARIZONA.

**PARCEL NO. 2:**  
THE SOUTH 42 FEET OF LOT 10, BLOCK 13, TEMPE, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE  
COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, IN BOOK 2 OF MAPS, PAGE 26.

**PARCEL NO. 3:**  
LOT 10, BLOCK 13, TEMPE, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF  
MARICOPA COUNTY, ARIZONA, IN BOOK 1 OF MAPS, PAGE 26;  
EXCEPT THE NORTH 74 FEET THEREOF; AND

EXCEPT THE SOUTH 42 FEET THEREOF;

**PARCEL NO. 10:**  
THE NORTH 74 FEET OF LOT 10, BLOCK 13, TEMPE, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE  
COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, IN BOOK 2 OF MAPS, PAGE 26;  
EXCEPT THE EAST 15 FEET THEREOF.

## OWNER

L&G Cannery, LLC  
CHARLES "SPIKE" LAWRENCE  
580 S. College Avenue, Ste. 201  
Tempe, AZ 85281

## DEVELOPER

Macdonald Development Corporation  
3225 N. Central Avenue, Suite 100  
Phoenix Arizona 85012

## SITE VICINITY MAP



VICINITY MAP nts

## ACKNOWLEDGEMENT

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ BEFORE ME, THE  
UNDERSIGNED, PERSONALLY APPEARED \_\_\_\_\_,  
OWNER, WHO ACKNOWLEDGED HIMSELF TO BE THE PERSON  
WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN,  
AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE  
PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND  
OFFICIAL SEAL

BY: \_\_\_\_\_ DATE \_\_\_\_\_  
OWNER

## PROJECT DATA

ZONING DISTRICT(S) AND OVERLAY(S) CC PAD TOD within corridor area	PAD PROPOSED
SITE AREA	22,247 SF / .511 ACRES
DWELLING QUANTITY	328 UNITS
DENSITY	642 DU/AC. (typ.)
BUILDING HEIGHT	296' TOP OF MECHANICAL
LOT COVERAGE	92% (20,370sf)
LANDSCAPE COVERAGE - on site, right-of-way	.2% (38 sf) on site 6% (1,380 sf)
BUILDING SETBACKS	0' - FRONT (7th Street) 0' - SIDE St. (Forest Avenue) 0' - SIDE (East) 0' - REAR (South)
VEHICLE PARKING	231 SPACES RESIDENTIAL 33 SPACES GUEST 7 SPACES COMMERCIAL 271 SPACES TOTAL
BICYCLE PARKING	328 SPACES RESIDENTIAL 36 SPACES GUEST 4 SPACES COMMERCIAL 368 SPACES TOTAL
USES	MULTI-FAMILY - 214,200 sf COMMERCIAL - 7,610 sf

## APPROVAL

APPROVED BY THE MAYOR AND CITY COUNCIL OF  
THE CITY OF TEMPE ON THIS  
\_\_\_\_ DAY OF \_\_\_\_\_ 20 \_\_\_\_.

## CONDITIONS OF APPROVAL: PL 160254

Development Plan Review, Plan Area Development  
Overlay, Subdivision/Condo Plat, Public Involvement  
Plan and Neighborhood Meeting

DS160628

PL160265

REC16233

Developer:

Macdonald Development  
Corporation  
3225 N. Central Avenue  
Suite 100  
Phoenix, Arizona 85012

Applicant:

DAVIS  
74 East Rio Salado Parkway  
Suite 200  
Tempe, Arizona 85281

Project:

707 South Forest Avenue  
Tempe, Arizona 85281

Date:

10/24/16  
1/12/17 - Revision 1

Sheet Title:  
COVER SHEET

CS-1

REC16233

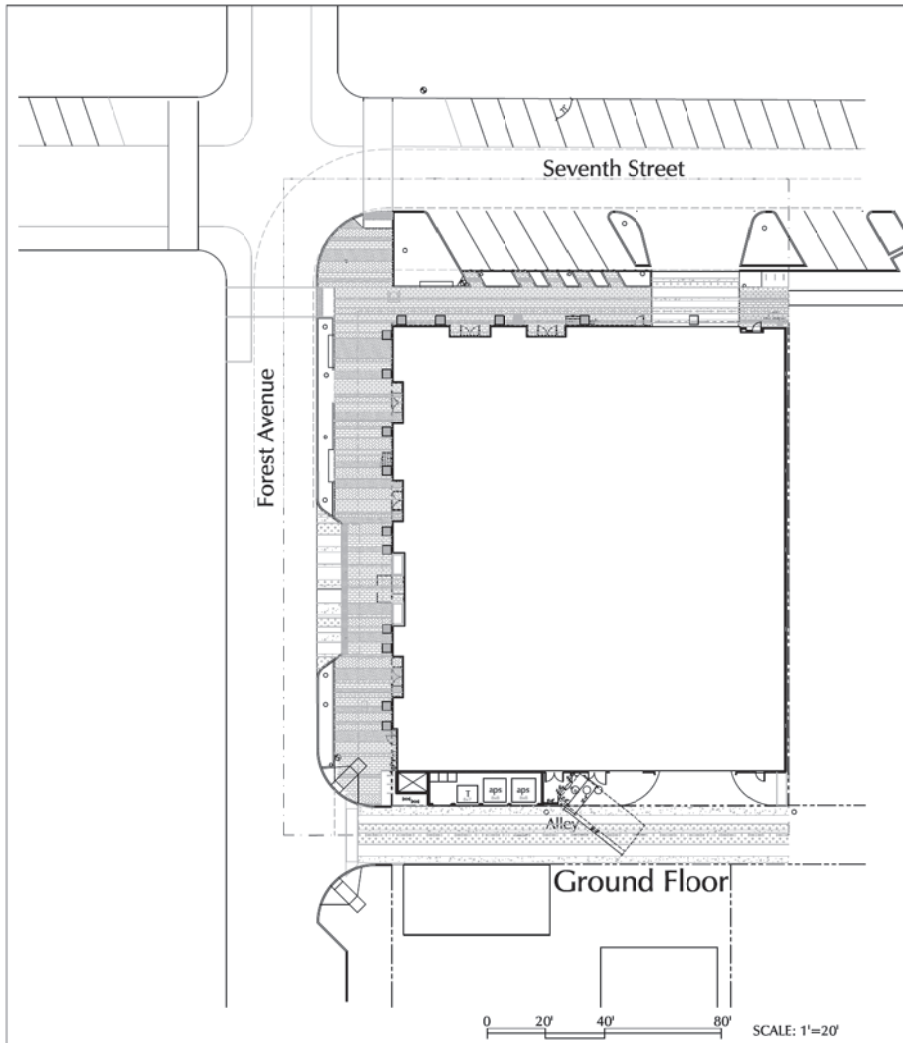
PL160265

DS160628



# 1ST AMENDED PLANNED AREA DEVELOPMENT OVERLAY FOR 707 S FOREST

LOTS 8, 9 & 10 OF BLOCK 13 OF TEMPE  
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 1 NORTH,  
RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.



The proposed site plan modifies the existing entitlements for this site with a proposed new Planned Area Development, based on the design presented within this plan dated 1/12/17.

ZONING DISTRICT(S) AND OVERLAY(S) CC PAD TOD			
	ZDC CC within TOD Corridor Area, Downtown Standards	PL090073 EXISTING PAD 707 South Forest	PAD PROPOSED
SITE AREA	22,247sf/.511 AC.	22,247sf/.511 AC.	22,247sf/.511 AC.
DWELLING QUANTITY	NS	168 UNITS	328 UNITS
DENSITY	NS	329 DU/ACRE	642 DU/ACRE 328 Units Studio 114 B - 1 Bed 76 C - 1 Bed 42 D - 2 Bed 12 E - 2 Bed 84
BUILDING HEIGHT	50'	235' Top of Mech.	296' Top of Mech.
LOT COVERAGE	NS	91.6%	92% (20,370 SF)
LANDSCAPE COVERAGE	NS	18.4%	.2% (38 sf) on site 6% (1,380 sf) on site, right-of-way
BUILDING SETBACKS	0' - FRONT (7th St.) 0' - SIDE (Forest Ave.) 0' - REAR	5' - FRONT (7th St.) 0' - SIDE (Forest Ave.) 0' - REAR (Alley)	0' - FRONT (7th St.) 0' - SIDE ST. (Forest Ave.) 0' - SIDE (East) 0' - REAR (South Alley)
VEHICLE PARKING	Multi-Family .5 / Bedroom Commercial 5,000 sf waived 1/500 sf	200 SPACES Multi-Family .36 / bedroom Restaurant 25% waived, 1/500 sf Office 25% waived 1/1,000sf	271 SPACES Multi-Family Residential = 231 Guest = 33 Surface = 7
BICYCLE PARKING	Multi-Family .75 / Bedroom Guest .2 / Unit Retail 1 / 7,500sf	212 SPACES 1 / Unit 3BR-5BR .75 / Unit 1BR-2BR	368 SPACES Residential = 328 Guest = 36 Surface = 4
USES	MULTI-FAMILY COMMERCIAL	MULTI-FAMILY COMMERCIAL	MULTI-FAMILY- 214,200sf COMMERCIAL - 7,810 sf

DS160628

PL160265

REC16233

Developer:

Macdonald Development  
Corporation  
3225 N. Central Avenue  
Suite 100  
Phoenix, Arizona 85012

Applicant:

DAVIS  
74 East Rio Salado Parkway  
Suite 200  
Tempe, Arizona 85281

Project:

707 South Forest Avenue  
Tempe, Arizona 85281

Date: 10/24/16  
1/12/17 - Rev. 1

Scale: 1" = 20'

Sheet Title:  
PAD SITE PLAN

SP-1

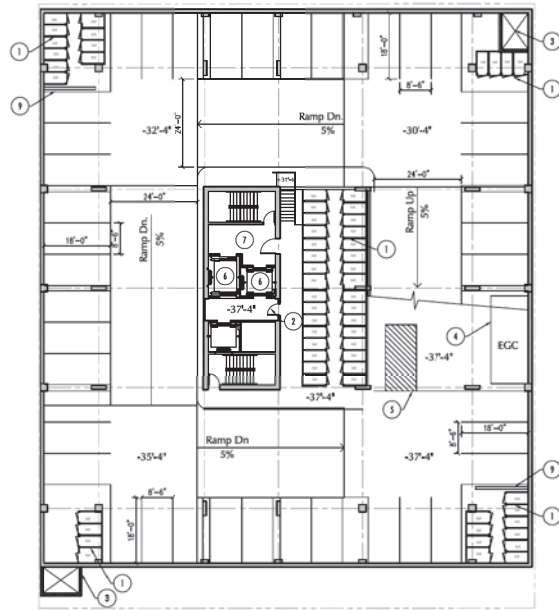


## KEYNOTES

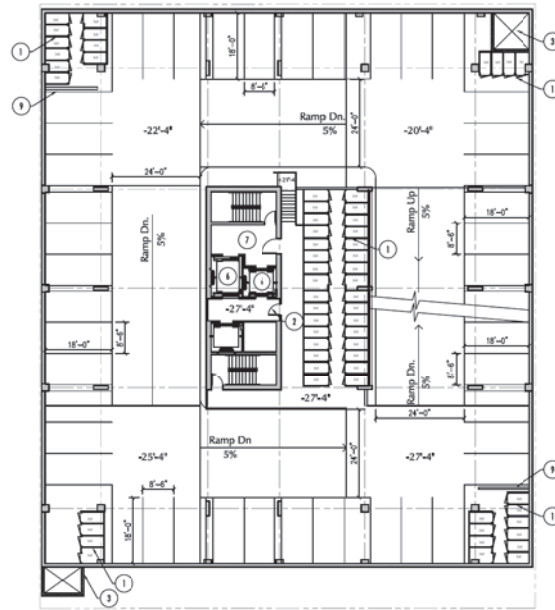
1. RESIDENTIAL STORAGE UNIT
2. ELEVATOR LOBBY DOOR WITH VIEWING GLASS
3. MECHANICAL EXHAUST SHAFT
4. EMERGENCY GENERATOR AND FUEL STORAGE
5. VEHICLE TURN AROUND SPACE
6. FIRE SERVICE ELEVATOR
7. FIRE SERVICE ACCESS ELEVATOR LOBBY
8. 2 ACCESSIBLE SPACES, INCLUDING 1 VAN SPACE
9. LOW WALL TO ALLOW NATURAL SURVEILLANCE OF STORAGE AREAS

## NOTE

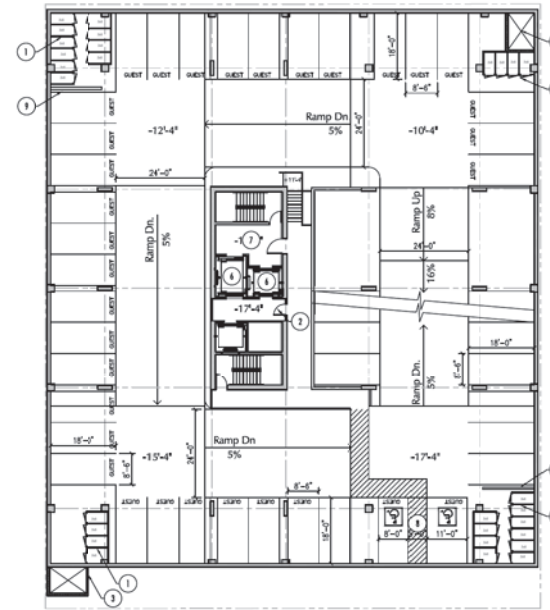
ELEVATOR SHAFTS PRESSURIZED per 2012 IRC Sec. 706.14 exception



Sublevel Three  
40 spaces  
(60 storage units)



Sublevel Two  
43 spaces  
(60 storage units)



Sublevel One  
42 spaces (incl. 2 ADA)  
(33 spaces provided for guests (incl. 2 ADA))  
(28 storage units)

A301

Floor Plans 003-001



0' 16' 32' 48' 64' All calculations are approximate and subject to change.

**7th and Forest  
Tempe, Arizona**

REVISION: 2,13,17

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16108  
1,12,17

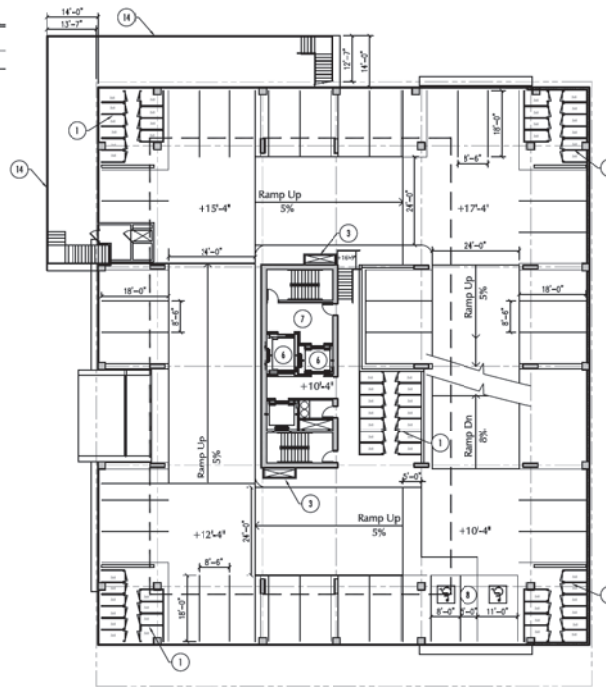


architecture  
interior architecture  
space planning  
facilities management  
land planning  
landscape architecture  
graphic design

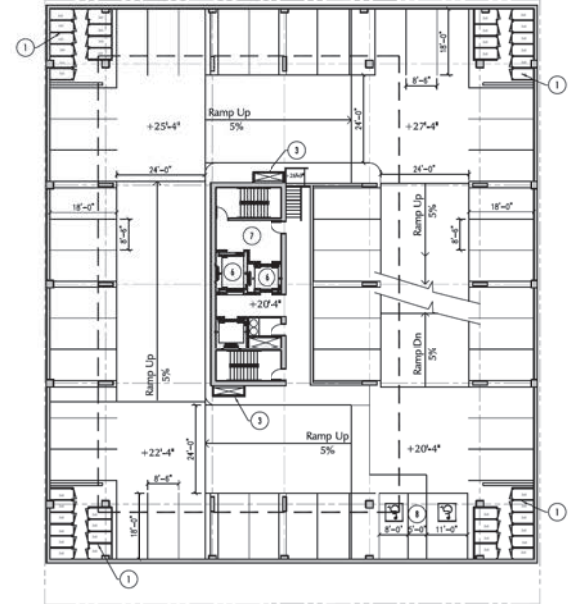
Forest Avenue

Seventh Street

Ground Floor



Second Floor  
38 spaces (incl. 2 ADA)  
(54 storage units)



Third Floor  
49 spaces (incl. 2 ADA)  
(90 storage units)



RESIDENTIAL BICYCLE STORAGE - SIMILAR TO MONKEY BAR BIKE RACK

## KEYNOTES

1. RESIDENTIAL STORAGE UNIT
2. ELEVATOR LOBBY DOOR WITH VIEWING GLASS
3. MECHANICAL EXHAUST SHAFT
4. EMERGENCY GENERATOR AND FUEL STORAGE
5. VEHICLE TURN AROUND SPACE
6. FIRE SERVICE ELEVATOR
7. FIRE SERVICE ACCESS ELEVATOR LOBBY
8. 2 ACCESSIBLE SPACES, INCLUDING 1 VAN SPACE
9. LOADING AREA
10. REFUSE AREA
11. RESIDENT BICYCLE STORAGE
12. RESIDENT BICYCLE REPAIR STATION
13. BOLLARD
14. 2ND FLOOR PATIO, ACCESS FROM COMMERCIAL SPACE BELOW
15. PARKING GARAGE ACCESS GATE

## NOTE

ELEVATOR SHAFTS PRESSURIZED per 2012 IRC Sec. 708.14 exception

DAVIS

architecture  
interior architecture  
space planning  
facilities management  
land planning  
landscape architecture  
graphic design

0' | 16' | 32' | 48' | 64' All calculations are approximate and subject to change.

**7th and Forest**  
**Tempe, Arizona**

REVISION: 2.13.17

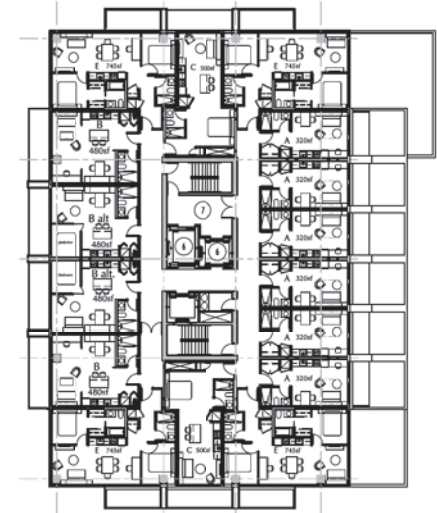
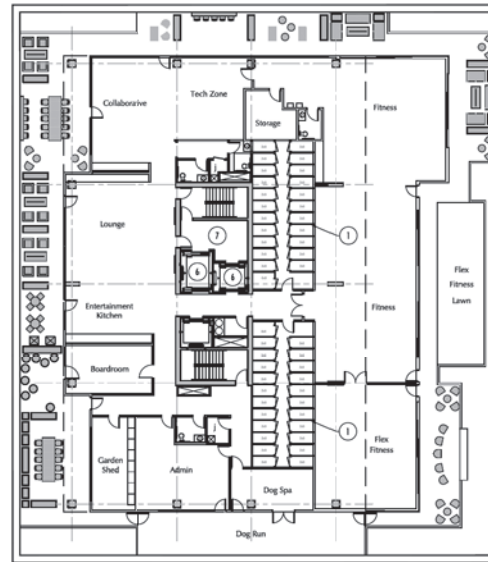
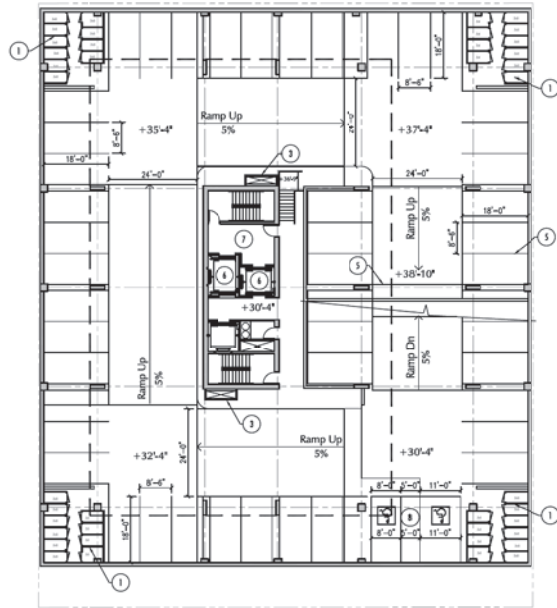
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## KEYNOTES

1. RESIDENTIAL STORAGE UNIT
2. ELEVATOR LOBBY DOOR WITH VIEWING GLASS
3. MECHANICAL EXHAUST SHAFT
4. EMERGENCY GENERATOR AND FUEL STORAGE
5. VEHICLE TURN AROUND SPACE
6. FIRE SERVICE ELEVATOR
7. FIRE SERVICE ACCESS ELEVATOR LOBBY
8. 2 ACCESSIBLE SPACES, INCLUDING 1 VAN SPACE
9. LOADING AREA
10. REFUSE AREA
11. RESIDENT BICYCLE STORAGE
12. RESIDENT BICYCLE REPAIR STATION
13. BOLLARD
14. 2ND FLOOR PATIO, ACCESS FROM COMMERCIAL SPACE BELOW
15. PARKING GARAGE ACCESS GATE

## NOTE

ELEVATOR SHAFTS PRESSURIZED per 2012 IBC Sec. 708.1.4 exception



# A303

## Floor Plans 04-06



0' 16' 32' 48' 64' All calculations are approximate and subject to change.

## 7th and Forest Tempe, Arizona

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16.108  
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architecture  
interior architecture  
space planning  
facilities management  
land planning  
landscape architecture  
graphic design

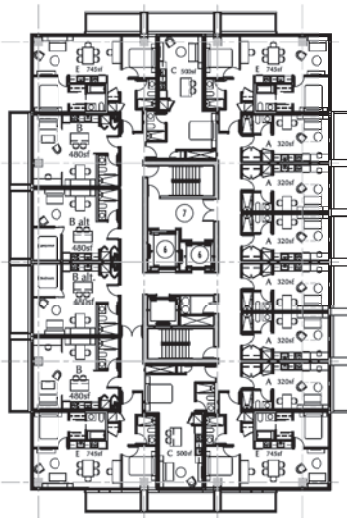


## KEYNOTES

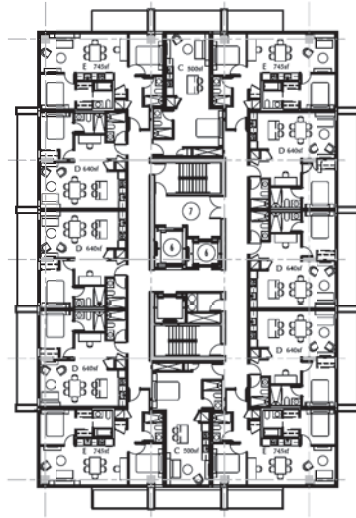
6. FIRE SERVICE ELEVATOR  
7. FIRE SERVICE ACCESS ELEVATOR LOBBY

## NOTE

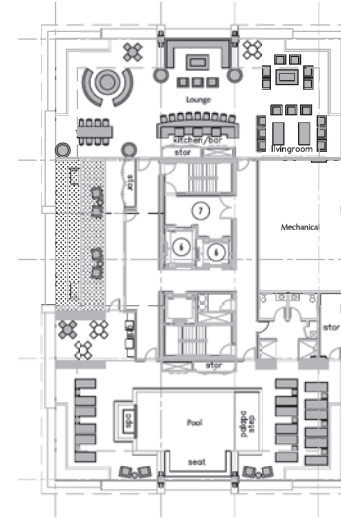
ELEVATOR SHAFTS PRESSURIZED per 2012 IBC Sec. 708.14 exception



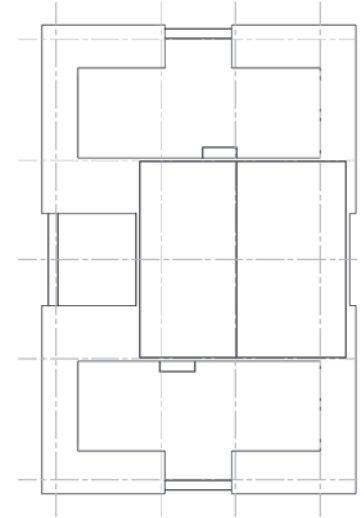
Seventh thru Twenty-Fourth Floors (18 floors)  
288 units



Twenty-Fifth and Twenty-Sixth Floors (2 floors)  
24 units



Roof / Amenity Level



Roof Canopy Level

# A304 Typical Floor Plans 07-24, 25-26 and Roof Plans



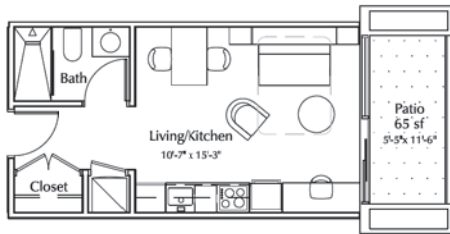
architecture  
interior architecture  
space planning  
facilities management  
land planning  
landscape architecture  
graphic design

0' | 16' | 32' | 48' | 64' | All calculations are approximate and subject to change.

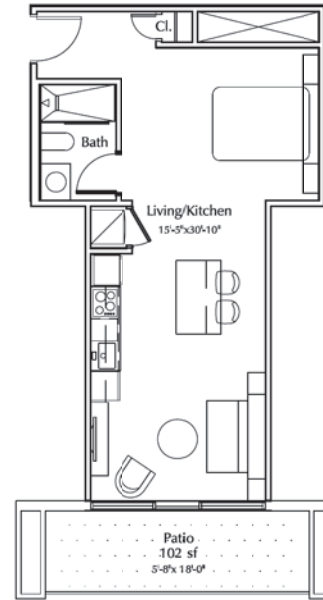
**7th and Forest  
Tempe, Arizona**

16108  
1.12.17

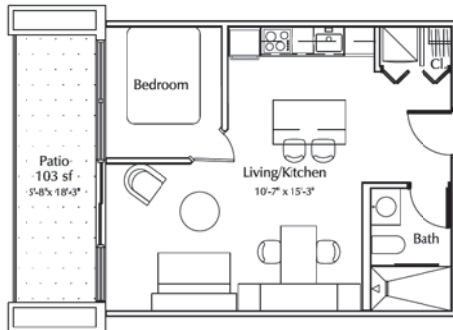
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Unit A  
320 sf  
Studio



Unit C  
500 sf  
Studio



Unit B alt  
480 sf  
1 Bedroom



Unit B  
480 sf  
Studio

Unit Data				
Floor	06	7-24	25-26	Unit Type Total
Unit				
A Studio	6	108	-	114
B - 1 Bed	4	72	-	76
C - 1 Bed	2	36	4	42
D - 2 Bed	-	-	12	12
E - 2 Bed	4	72	8	84
Total Number of Units				328 Units



architecture  
interior architecture  
space planning  
facilities management  
land planning  
landscape architecture  
graphic design

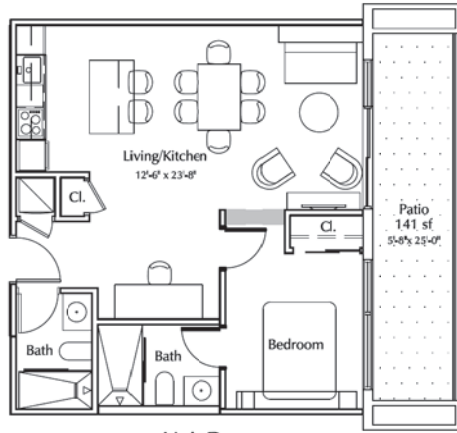
0' | 4' | 8' | 12' | 16' | All calculations are approximate and subject to change.

**7th and Forest  
Tempe, Arizona**

REVISION: 2.13.17 16108  
1.12.17

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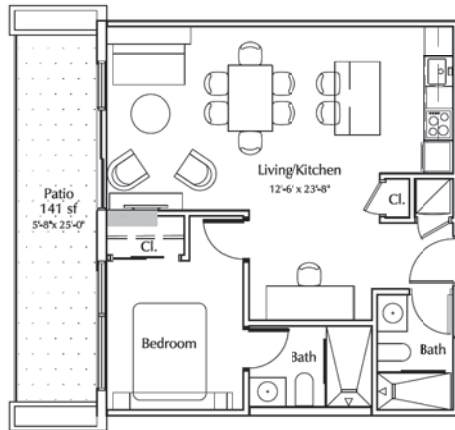
## A310 Unit Plans



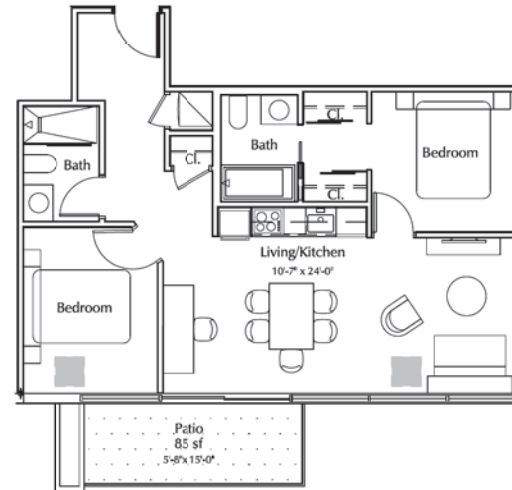
Unit D  
640 sf  
2 Bedroom



Unit E (West)  
745 sf  
2 Bedroom



Unit D (West)  
640 sf  
2 Bedroom



Unit E (East)  
745 sf  
2 Bedroom

Unit Data				
Floor	06	7-24	25-26	Unit Type Total
Unit				
A Studio	6	108	-	114
B - 1 Bed	4	72	-	76
C - 1 Bed	2	36	4	42
D - 2 Bed	-	-	12	12
E - 2 Bed	4	72	8	84
Total Number of Units				328 Units

## A311 Unit Plans



architecture  
interior architecture  
space planning  
facilities management  
land planning  
landscape architecture  
graphic design

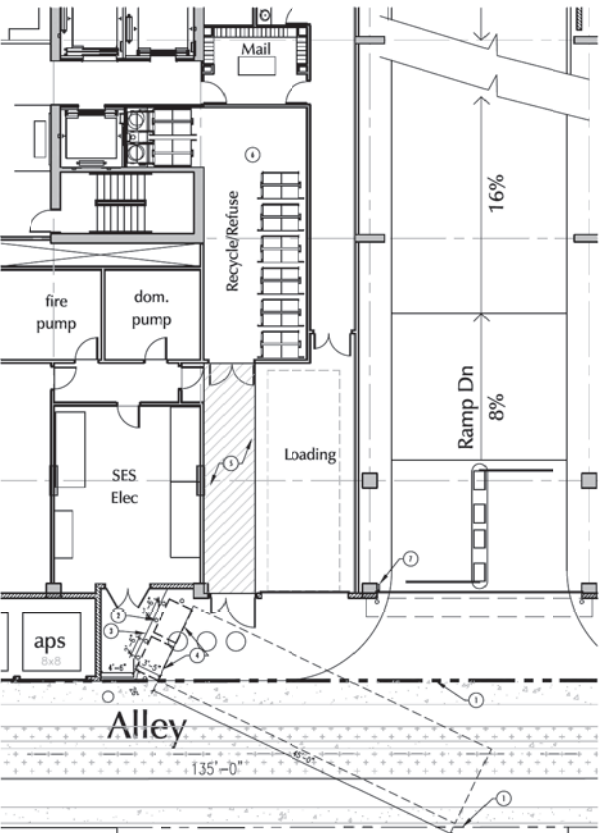
0' 4' 8' 12' 16' All calculations are approximate and subject to change.

**7th and Forest  
Tempe, Arizona**

REVISION: 2.13.17 16108 1.12.17

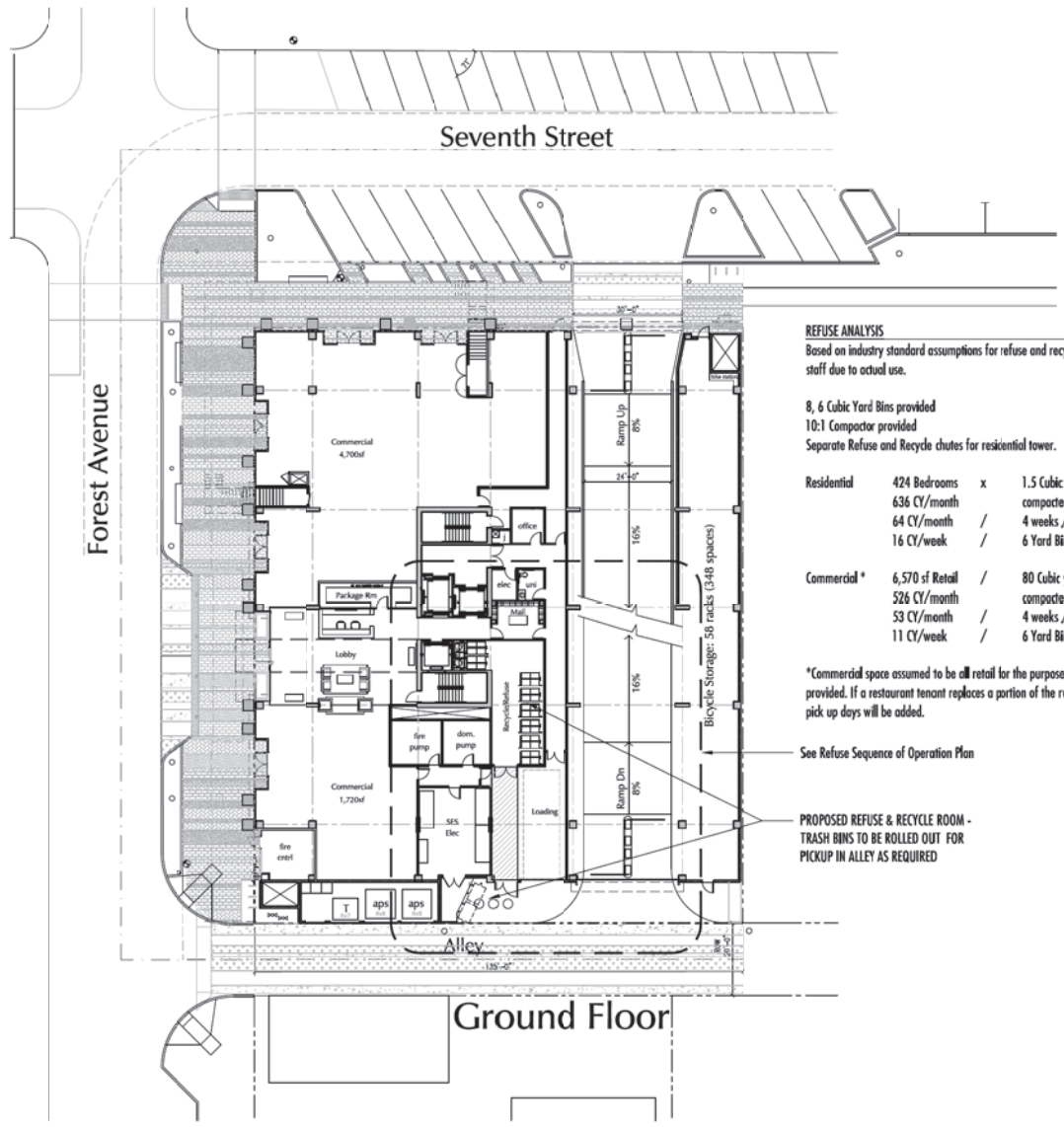
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- KEYNOTE**
1. PROPERTY LINE
  2. BOLLARD
  3. CURB
  4. AREA FOR TWO 6 YARD MOBILE REFUSE AND RECYCLE BINS. FULL BINS TO BE LOCATED IN DESIGNATED AREA TEMPORARILY ON SCHEDULED PICK UP DAYS UNTIL EMPLOYED, THEN RETURNED TO INTERIOR STORAGE ROOM.
  5. PATH OF TRAVEL FOR REFUSE AND RECYCLE BINS
  6. STORAGE AREA FOR REFUSE AND RECYCLE BINS
  7. STOP GATE ACTIVATION SWITCH FOR GARAGE EGRESS GATE FOR USE WHEN EGRESS ROUTE IS TEMPORARILY BLOCKED BY REFUSE TRUCK MANEUVERING

Refuse Sequence of Operation Plan  
SCALE: 1'-0" = 1/4"



**REFUSE ANALYSIS**

Based on industry standard assumptions for refuse and recycling. Number of pick up days to be adjusted as necessary by building staff due to actual use.

8, 6 Cubic Yard Bins provided  
10:1 Compactor provided  
Separate Refuse and Recycle chutes for residential tower.

Residential	424 Bedrooms	x	1.5 Cubic Yard/Bedroom/month	=	636 Cubic Yards / Month
	636 CY/month		compacted at 10:1 ratio	=	64 Cubic Yards / Month
	64 CY/month	/	4 weeks / month	=	16 Cubic Yards / Week
	16 CY/week	/	6 Yard Bins	=	3 (2.6) Bins / Week
Commercial *	6,570 sf Retail	/	80 Cubic yard/ 1000 sf	=	526 Cubic Yards / Month
	526 CY/month		compacted at 10:1 ratio	=	53 Cubic Yards / Month
	53 CY/month	/	4 weeks / month	=	11 Cubic Yards / Week
	11 CY/week	/	6 Yard Bins	=	2 (1.8) Bins / Week

\*Commercial space assumed to be all retail for the purposes of estimating refuse and recycle capacity. 5 bins required, 8 bins provided. If a restaurant tenant replaces a portion of the retail and requires more than the additional 3 bins provided, additional pick up days will be added.

See Refuse Sequence of Operation Plan

PROPOSED REFUSE & RECYCLE ROOM - TRASH BINS TO BE ROLLED OUT FOR PICKUP IN ALLEY AS REQUIRED



VICINITY MAP ITS

# A401 Refuse Site Plan

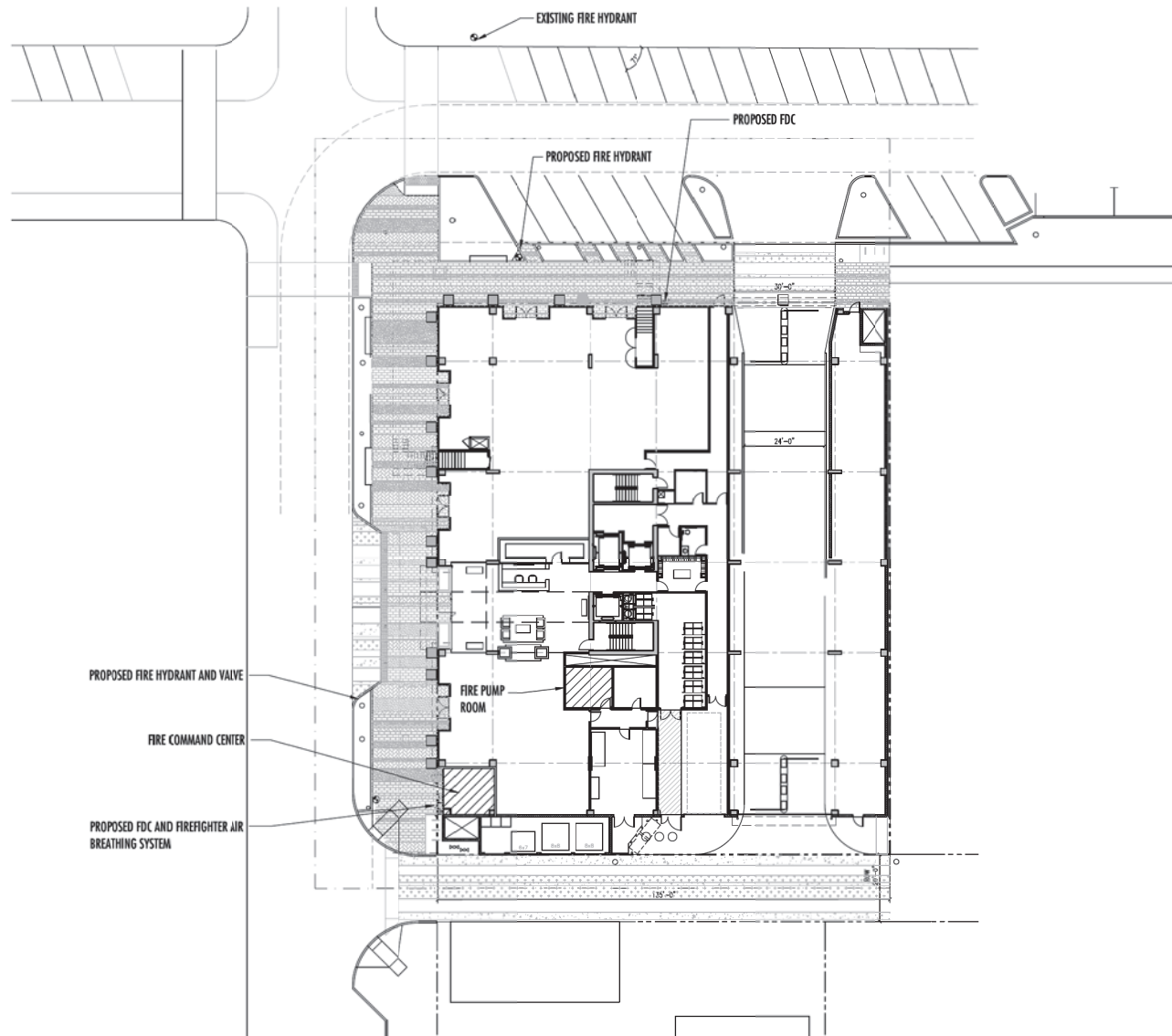
0' 16' 32' 48' 64' All calculations are approximate and subject to change.

**7th and Forest  
Tempe, Arizona**

16108  
REVISED: 1.10.17 1.12.17

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## A402 Fire Access Plan



architecture  
interior architecture  
space planning  
facilities management  
land planning  
landscape architecture  
graphic design

0' | 16' | 32' | 48' | 64' | All calculations are approximate and subject to change.

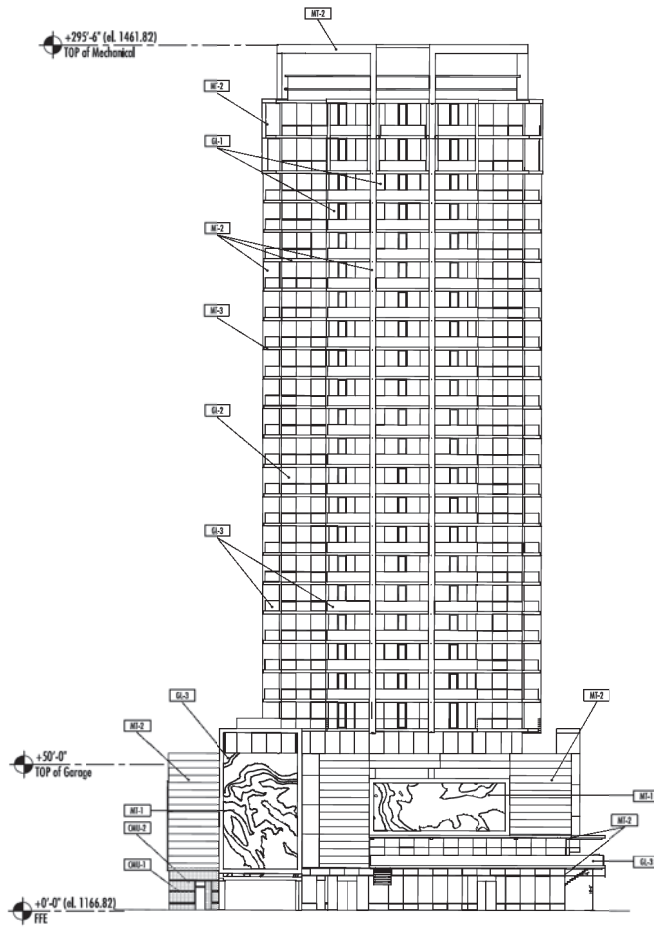
**7th and Forest  
Tempe, Arizona**

16108  
1.12.17

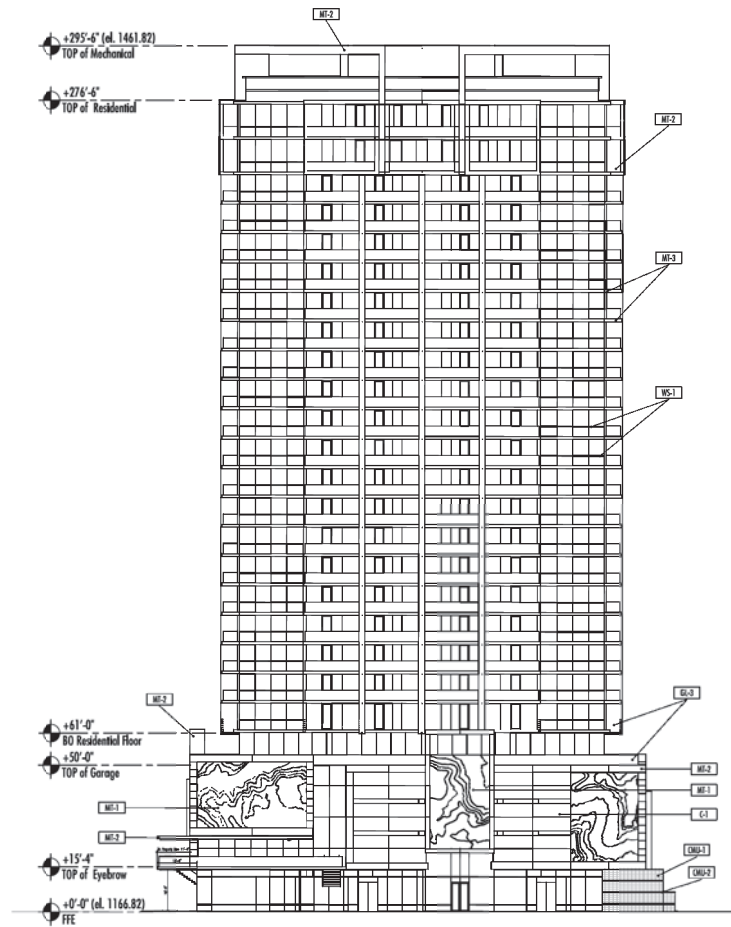
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# COLOR AND MATERIAL LEGEND

C-1	Concrete panel integral color to match Dunn Edwards "Foil"
CMU-1	Concrete Masonry Unit, Stacked bond, to match - Mesastone "Pebble Beach"
CMU-2	Concrete Masonry Unit, Stacked bond, to match - Mesastone "Seashell White" accent band
GL-1	Glazing - PPG "OPTIGRAY" with Solarban 70XL(2) (U-value: .28, SHGC: .24)
GL-2	Glazing - PPG "ATLANTICA" with Solarban 70XL(2) (U-value: .28, SHGC: .24)
GL-3	Glazing - PPG "SOLELIA" Clear Tempered Glazing
MT-1	Metal Screen Panel
MT-2	Painted Metal Panel, to match Reynobond "Pure White" LRV 75
MT-3	Painted Metal Charcoal Gray to Match Dunn Edwards DET611 "Iron-ic" LRV 15
WS-1	Window System, to match Reynobond "Pure White"



North Elevation



West Elevation

## A201 Building Elevations - North and West

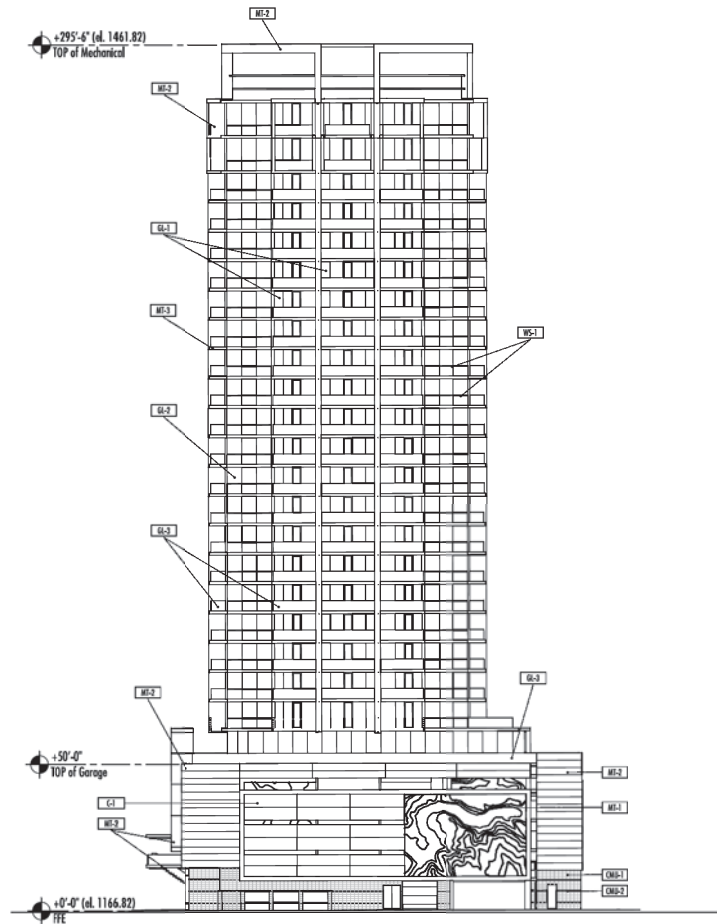
0' 20' 40' 60' 80' All elevations are approximate and subject to change.

**7th and Forest  
Tempe, Arizona**

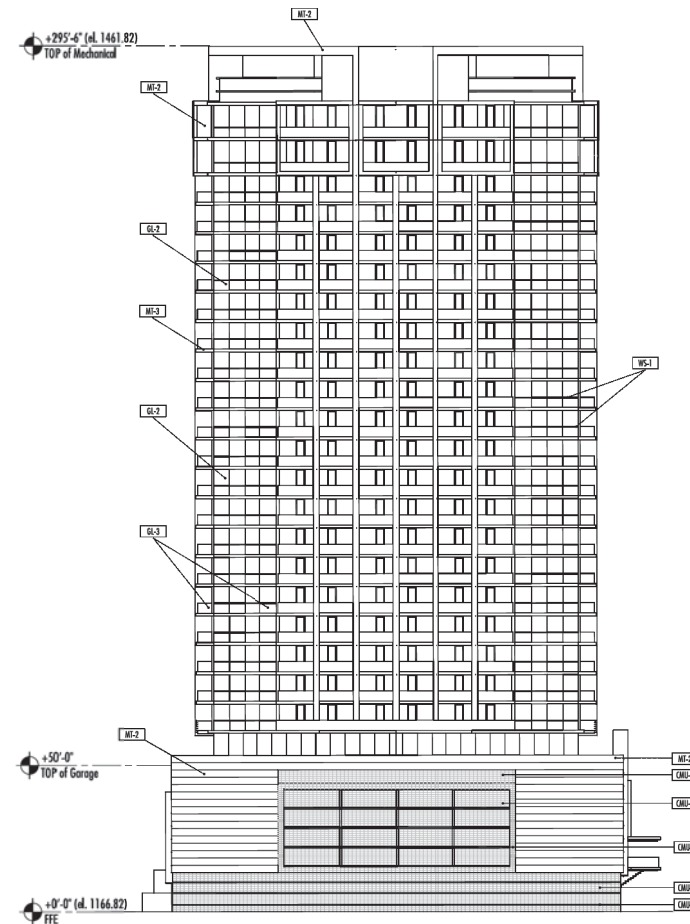
REVISION 3-29-17 16108 1.12.17

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South Elevation



East Elevation

#### COLOR AND MATERIAL LEGEND

C-1	Concrete panel integral color to match Dunn Edwards "Foil" DE6360
CMU-1	Concrete Masonry Unit, Stacked bond, to match - Mesastone "Pebble Beach"
CMU-2	Concrete Masonry Unit, Stacked bond, to match - Mesastone "Seashell White" accent band
GL-1	Glazing - PPG "OPTIGRAY" with Solarban 70XL(2) (U-value .28, SHGC .24)
GL-2	Glazing - PPG "ATLANTICA" with Solarban 70XL(2) (U-value .28, SHGC .24)
GL-3	Glazing - PPG "SOLELIA" Clear Tempered Glazing
MT-1	Metal Screen Panel
MT-2	Painted Metal Panel, to match Reynobond "Pure White" LRV 75
MT-3	Painted Metal Charcoal Gray to Match Dunn Edwards DET611 "Iron-ic" LRV 15
WS-1	Window System, to match Reynobond "Pure White"

## A202 Building Elevations - South and East

0' | 20' | 40' | 60' | 80' | All calculations are approximate and subject to change.

**7th and Forest  
Tempe, Arizona**

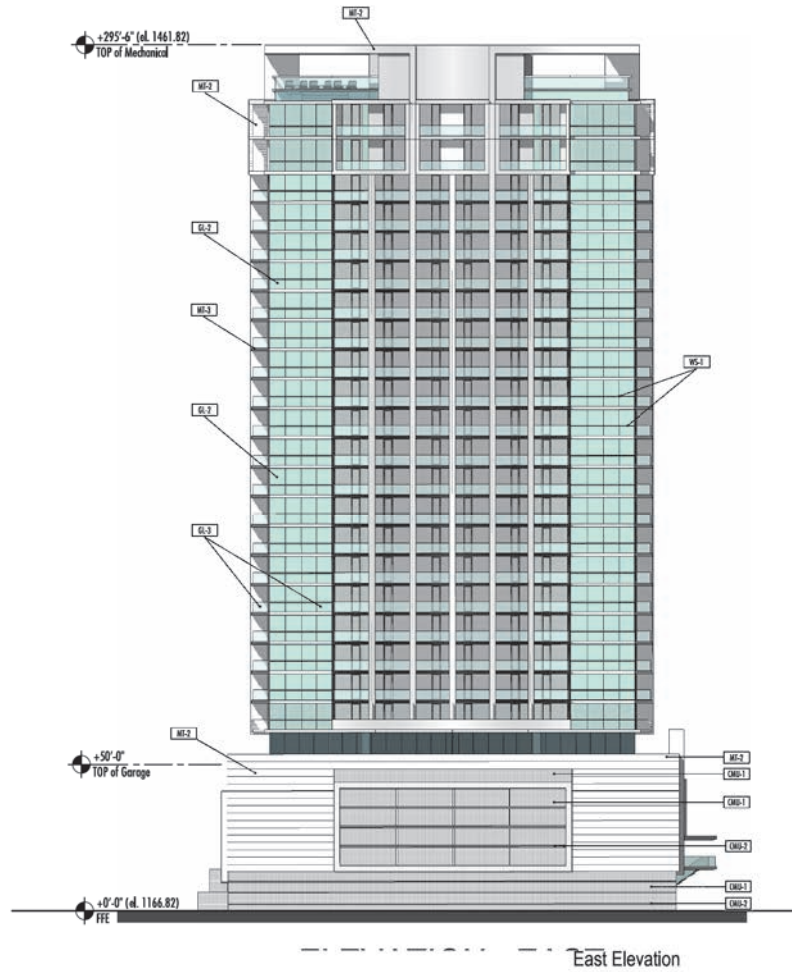
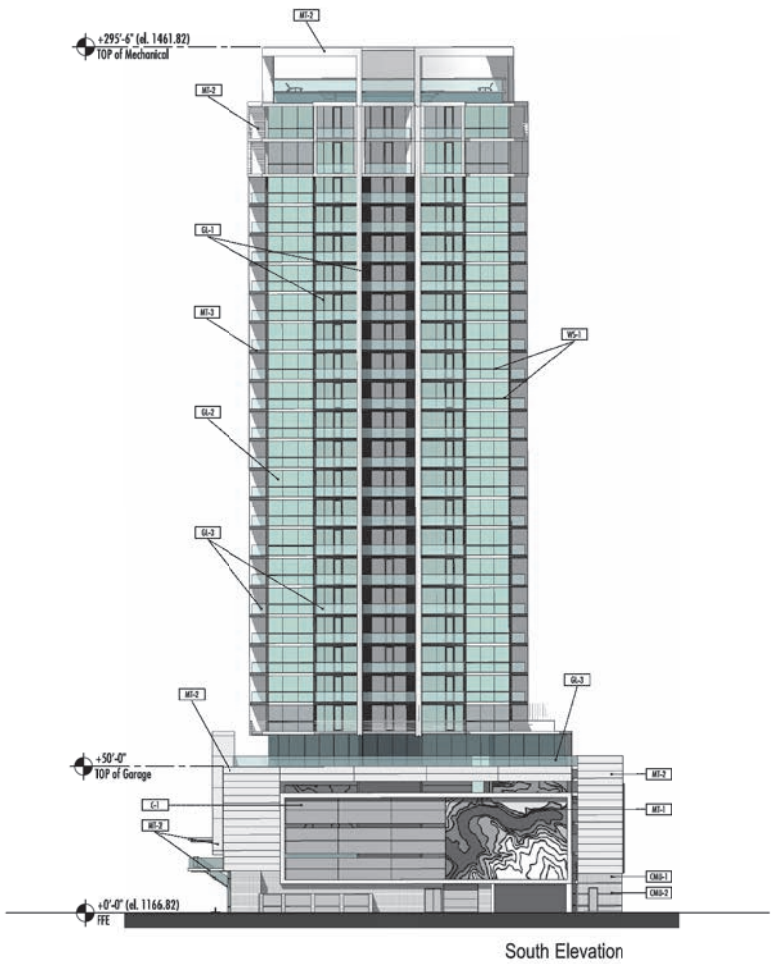
16108  
REVISION -3.29.17  
1.12.17

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COLOR AND MATERIAL LEGEND	
C-1	Concrete panel integral color to match Dunn Edwards DE6360
CMU-1	Concrete Masonry Unit, Stacked bond, to match - Mesastone "Pebble Beach"
CMU-2	Concrete Masonry Unit, Stacked bond, to match - Mesastone "Seashell White" accent band
GL-1	Glazing - PPG "OPTIGRAY" with Solarban 70XL(2) (U-value .28, SHGC .24)
GL-2	Glazing - PPG "ATLANTICA" with Solarban 70XL(2) (U-value .28, SHGC .24)
GL-3	Glazing - PPG "SOLEXIA" Clear Tempered Glazing
MT-1	Metal Screen Panel
MT-2	Painted Metal Panel, to match Reynobond "Pure White" LRV 75
MT-3	Painted Metal Charcoal Gray to Match Dunn Edwards DET611 "Iron-ic" LRV 15
WS-1	Window System, to match Reynobond "Pure White"



A204

Rendered Building Elevations - South and East

DAVIS

architecture  
 interior architecture  
 space planning  
 facilities management  
 land planning  
 landscape architecture  
 graphic design

0'20'40'60'80'

All calculations are approximate and subject to change.

7th and Forest

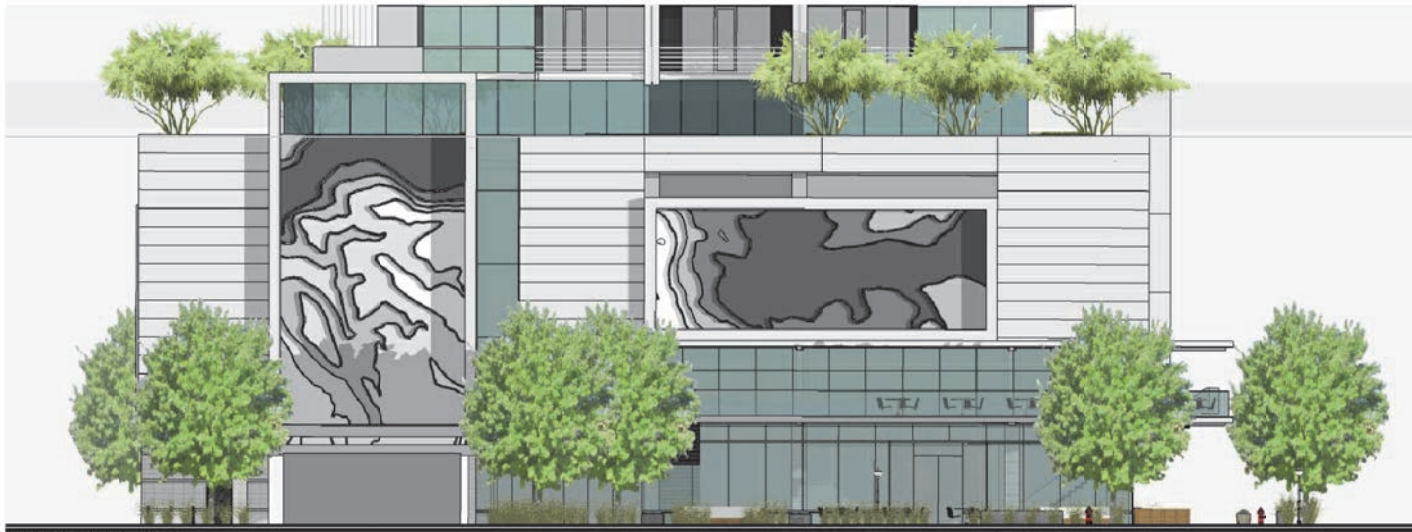
Tempe, Arizona

16108

REVISION-3.29.17

1.12.17

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Street Elevation - North



Street Elevation - West



architecture  
interior architecture  
space planning  
facilities management  
land planning  
landscape architecture  
graphic design

0' | 8' | 16' | 24' | 32' | All elevations are approximate and subject to change.

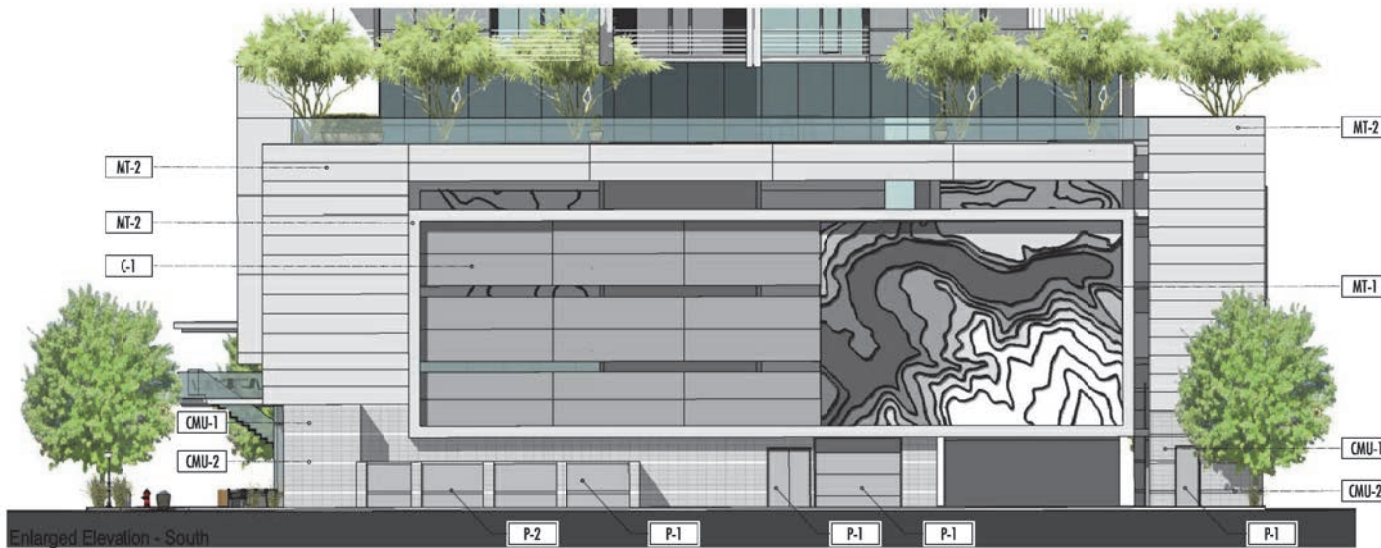
**7th and Forest  
Tempe, Arizona**

16108  
REVISION-3.29.17 1.12.17

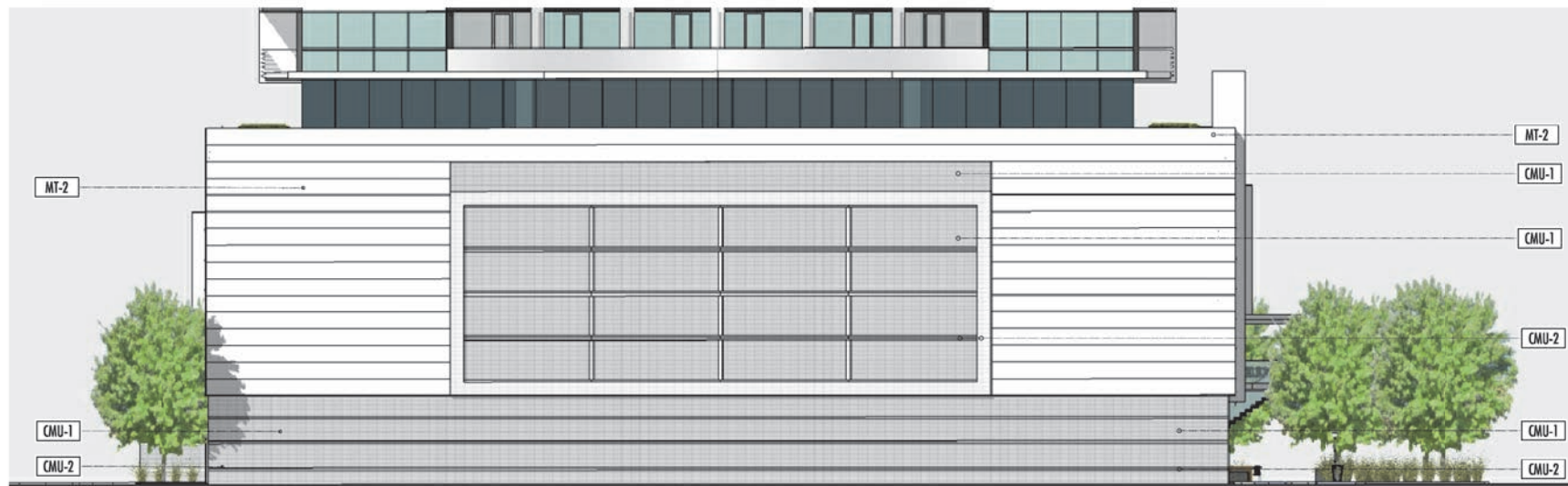
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**A220  
Enlarged Street Elevations**





COLOR AND MATERIAL LEGEND	
C-1	Concrete panel integral color to match Dunn Edwards "Foil" DE6360
CMU-1	Concrete Masonry Unit, Stacked bond, to match - Mesastone "Pebble Beach"
CMU-2	Concrete Masonry Unit, Stacked bond, to match - Mesastone "Seashell White" accent band
P-1	Painted to match Mesastone "Pebble Beach"
P-2	Painted to match Mesastone "Seashell White" accent band
GL-1	Glazing - PPG "OPTIGRAY" with Solarban 700X(2) (U-value .28, SHGC .24)
GL-2	Glazing - PPG "ATLANTICA" with Solarban 700X(2) (U-value .28, SHGC .24)
GL-3	Glazing - PPG "SOLELIA" Clear Tempered Glazing
MT-1	Metal Screen Panel
MT-2	Painted Metal Panel, to match Reynobond "Pure White" LRV 75
MT-3	Painted Metal Charcoal Gray to Match Dunn Edwards DET611 "Iron-ic" LRV 15
WS-1	Window System, to match Reynobond "Pure White"



## A221 Enlarged Elevations



architecture  
interior architecture  
space planning  
facilities management  
land planning  
landscape architecture  
graphic design

0' 8' 16' 24' 32' All calculations are approximate and subject to change.

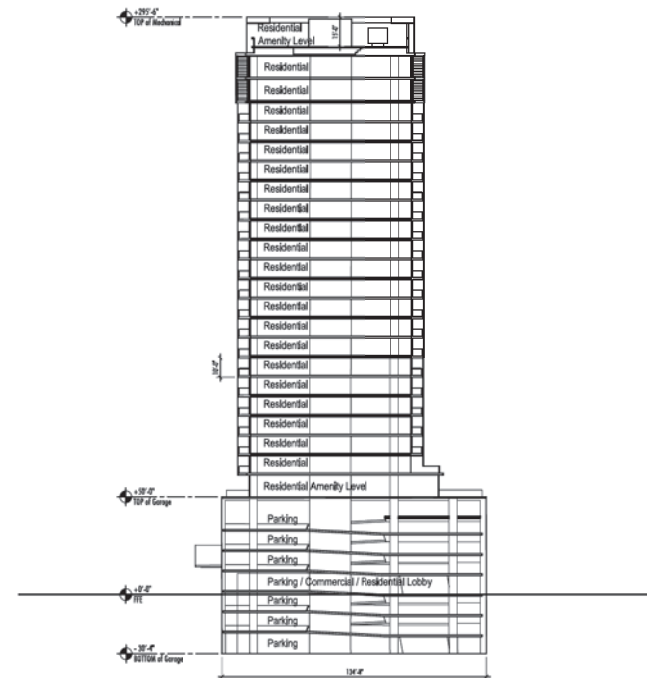
**7th and Forest  
Tempe, Arizona**

16108  
REVISION-3.29.17 1.12.17

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ELEVATION - WEST



ELEVATION - SOUTH

# A230 Building Sections



architecture  
interior architecture  
space planning  
facilities management  
land planning  
landscape architecture  
graphic design

0' | 30' | 60' | 90' | 120' All calculations are approximate and subject to change.

**7th and Forest  
Tempe, Arizona**

16108  
REVISED: 2.13.17 1.12.17

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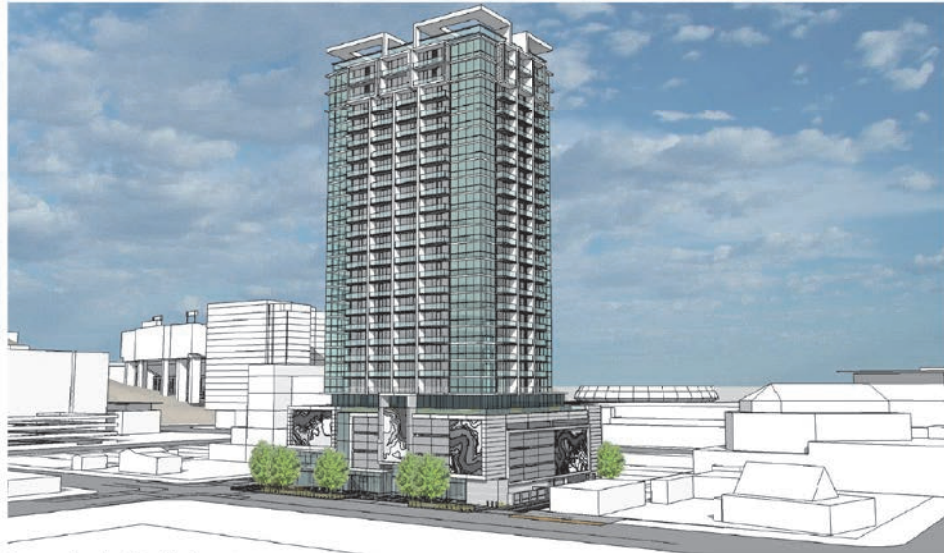




Perspective Looking Southeast



Perspective Looking East on 7th Street



Perspective Looking Northeast



Perspective Looking Northwest

## A210 Perspectives



architecture  
interior architecture  
space planning  
facilities management  
land planning  
landscape architecture  
graphic design

**7th and Forest  
Tempe, Arizona**

16108  
PRELIMINARY-3.29.17 1.12.17

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Perspective Looking Southeast

# A211 Perspective



ARCHITECTURE  
INTERIOR ARCHITECTURE  
SPACE PLANNING  
FACILITIES MANAGEMENT  
LAND PLANNING  
LANDSCAPE ARCHITECTURE  
GRAPHIC DESIGN

**7th and Forest  
Tempe, Arizona**

REVISION - 4.12.17 16108 1.12.17

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Evening Perspective Looking Northeast

# A212 Perspective



ARCHITECTURE  
INTERIOR ARCHITECTURE  
SPACE PLANNING  
FACILITIES MANAGEMENT  
LAND PLANNING  
LANDSCAPE ARCHITECTURE  
GRAPHIC DESIGN

**7th and Forest  
Tempe, Arizona**

REVISION - 4.12.17 16108 1,12,17

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Street Level Perspective Looking Southeast

# A213 Perspective



ARCHITECTURE  
INTERIOR ARCHITECTURE  
SPACE PLANNING  
FACILITIES MANAGEMENT  
LAND PLANNING  
LANDSCAPE ARCHITECTURE  
GRAPHIC DESIGN

**7th and Forest  
Tempe, Arizona**

16108  
REVISION-4.12.17 1.12.17

All calculations are approximate and subject to change.

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Street Level Perspective Looking Northwest

# A214 Perspective



ARCHITECTURE  
INTERIOR ARCHITECTURE  
SPACE PLANNING  
FACILITIES MANAGEMENT  
LAND PLANNING  
LANDSCAPE ARCHITECTURE  
GRAPHIC DESIGN

**7th and Forest  
Tempe, Arizona**

REVISION 4-12-17 16108 1,12,17

All conditions are approximate and subject to change.

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NOTE:  
FURNISHINGS AND POTS SHOWN FOR REFERENCE ONLY  
AND DO NOT REFLECT FINAL SELECTION OR LAYOUT.

#### PLANT LEGEND

SYM.	BOTANICAL NAME COMMON NAME	SIZE	MIN. CAL HT X W	QTY.
<b>TREES</b>				
1	CHILOPSIS LINEARIS DESERT WILLOW	36" BOX	2" CAL 9'H X 6"W	1
2	FRAXINUS VELUTINA ARIZONA ASH	48" BOX	3.25" CAL 14'H X 9"W	8
3	PARKINSONIA X 'DESERT MUSEUM'	48" BOX	12'H X 9"W	11
4	PROSOPIS X 'PHOENIX'	48" BOX	11'H X 10"W	2
<b>GROUNDCOVERS</b>				
5	LANTANA 'NEW GOLD' NEW GOLD LANTANA	5 GAL		69
<b>SHRUBS</b>				
6	MUHLENBERGIA RIGIDA 'NASHVILLE'	5 GAL		186
7	ROSMARINUS OFFICINALIS 'TUSCAN BLUE'	5 GAL		95
8	SALVIA GREGGII SAGE	5 GAL		166
<b>TOPDRESS / DUST CONTROL</b>				
9	MADISON GOLD 3/4" MINUS			3,324 S.F.

#### HARDSCAPE LEGEND

##### PAVING

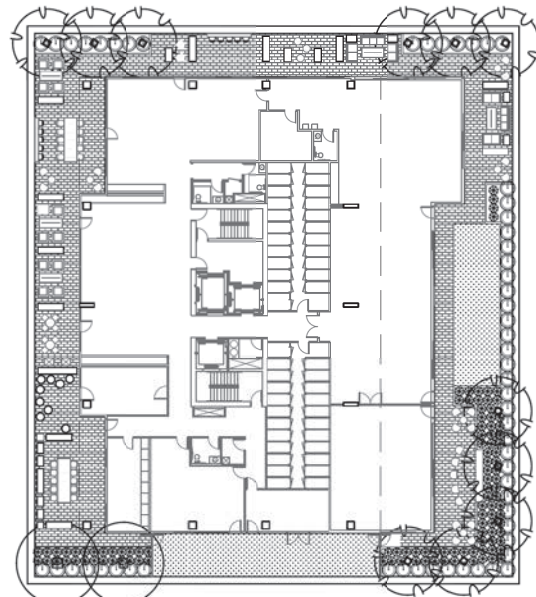
1	LINEAR PAVER, TYPE 1
2	LINEAR PAVER, TYPE 2
3	LINEAR PAVER, TYPE 3
4	CONCRETE PAVING, TYPE 1
5	CONCRETE PAVING, TYPE 2
6	CONCRETE PAVING, TYPE 3
7	TRUNCATED DOME PAVERS
8	ARTIFICIAL TURF
9	EXPANSION JOINT
10	SAW CUT CONTROL JOINT

##### HARDSCAPE ELEMENTS

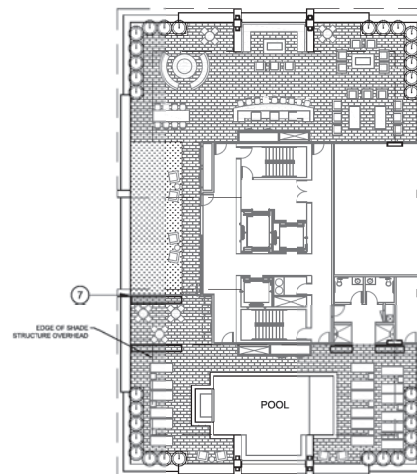
1	ENTRY WATER FEATURE
2	NOT USED
3	BOLLARDS
4	BIKE RACKS
5	PUBLIC BIKE PUMP
6	UTILITY ENCLOSURE
7	POOL FENCE
8	SQUARE POT
9	NOT USED
10	STEEL EDGE
11	C.J.P. CONCRETE SEATWALL

##### OTHER

20	VERTICAL CURB
21	LIGHT POST
22	CIVIL UTILITIES
23	EXISTING POWER POLE
24	ANGLED PARKING
25	FIRE HYDRANT
26	ADA RAMP
---	LIMIT OF WORK
---	RIGHT-OF-WAY



5th FLOOR



ROOF DECK

#### AMENITY DECKS LANDSCAPE PLAN

SCALE: 1/16" = 1'-0" 0' 16' 32' 48' 64' All calculations are approximate and subject to change.

#### 7th and Forest Tempe, Arizona

16108  
10.24.16  
REVISION 01/11/17  
REVISION 2: 02/13/17

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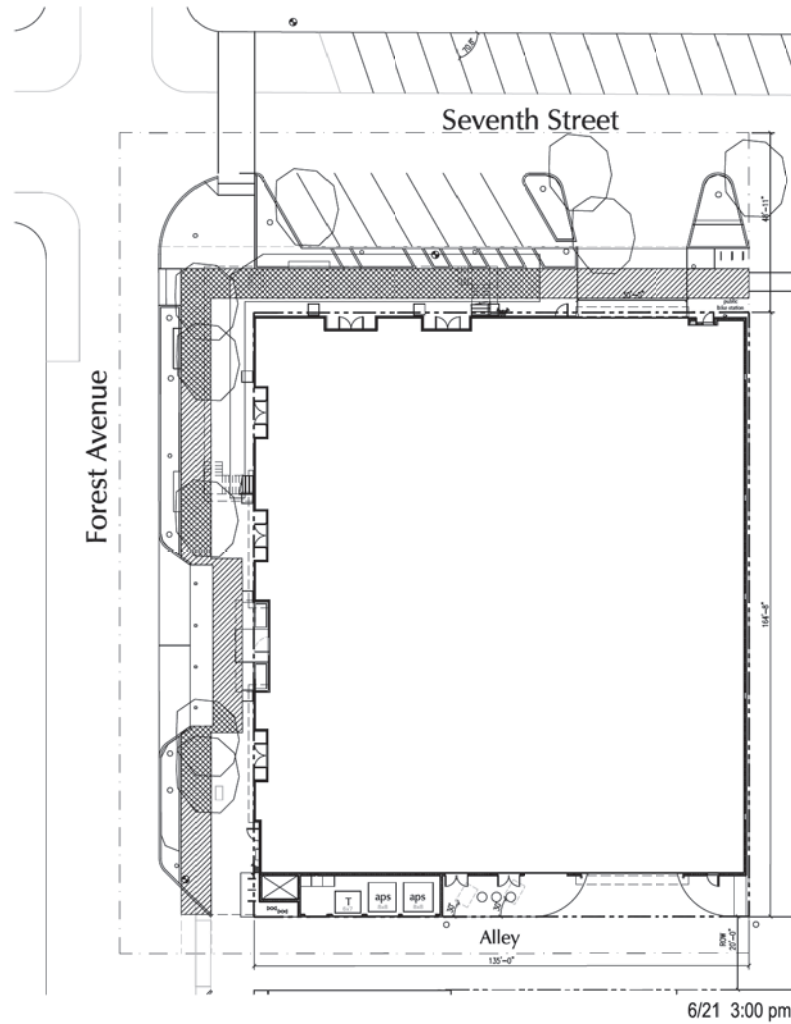


architecture  
interior architecture  
space planning  
facilities management  
land planning  
landscape architecture  
graphic design

**FLOOR**  
associates

1425 N. First Street  
Second Floor  
Phoenix, AZ 85004  
602.462.1425  
602.462.1427





	WALKABLE SURFACE	2,608 sf
	SHADE REQUIRED	860 sf (33%)
	SHADE PROVIDED	1,345 sf (51%)

## A403 Shade Study



0' | 200' | 400' | 600' | 800' | All calculations are approximate and subject to change.

**7th and Forest  
Tempe, Arizona**

16108  
2.13.17

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architecture  
interior architecture  
space planning  
facilities management  
land planning  
landscape architecture  
graphic design

June 21



6/21 3:00 pm



6/21 12:00 pm



6/21 9:00 am

September 21



9/21 3:00 pm



9/21 12:00 pm



9/21 9:00 am

December 21



12/21 3:00 pm



12/21 12:00 pm



12/21 9:00 am



architecture  
interior architecture  
space planning  
facilities management  
land planning  
landscape architecture  
graphic design

## Solar Study

**7th and Forest  
Tempe, Arizona**

15/10/8  
10.20.16

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0' | 30' | 200' | 400' | 600' | All calculations are approximate and subject to change.

**GAMMAGE & BURNHAM**

A PROFESSIONAL LIMITED LIABILITY COMPANY

ATTORNEYS AT LAW

TWO NORTH CENTRAL AVENUE

15TH FLOOR

PHOENIX, ARIZONA 85004

December 19, 2016

TELEPHONE (602) 256-0566

FACSIMILE (602) 256-4475

WRITER'S DIRECT LINE

(602) 256-4439

rlane@gblaw.com

**VIA ELECTRONIC DELIVERY**

Obenia Kingsby II, Planner I  
Tempe City Hall Municipal Complex  
Community Development Department  
Lower Level, East Side  
31 East Fifth Street  
Tempe, AZ 85281  
(480) 858-2394  
Obenia\_KingsbyII@tempe.gov

RE: 7<sup>th</sup> and Forest (Tempe Case No. PL160265)  
Public Involvement Final Report

Dear Obenia:

This firm represents Macdonald Development Corporation (the "Applicant"). The Applicant has submitted amended planned area development ("PAD") overlay and development plan review applications (the "Applications") to accommodate the redevelopment of approximately 0.51 acres located at 707 S. Forest Avenue at the southeast corner of the intersection of E. 7th Street and S. Forest Avenue (the "Site") in downtown Tempe. The redevelopment proposal for the Site consists of a high-quality, 27-story mixed-use tower comprised of 328 multifamily residences, 6,650 square feet of street-level commercial use space, 4,765 square feet of outdoor commercial use patio space, amenity spaces, vehicle parking spaces distributed amongst three below-grade and three above-grade parking levels, bike spaces, storage units for resident use, and associated landscape improvements (the "Project").

The purpose of this correspondence is to summarize the project team's discussions with the community in regard to the Project to date. The team has made a concentrated effort to reach out to the community. To date, the team has held an official neighborhood meeting and met with representatives of Arizona State University. The project team will also be having conversations with representatives of the Newman Center and the owner of the property adjoining the Site to the east in the near future.

**Mailing Notification and Site Posting Dates and Persons and Associations Notified:**

On November 3, 2016, the Applicant's legal representative mailed the enclosed notification packet advising of the Project, Applications, and the Project's official neighborhood meeting scheduled for November 29, 2016 to recipients listed on the enclosed notification list, including



property owners within 600 feet of the Site, registered associations within one-quarter mile of the Site, and current tenants of the Site. The affidavit of notification and the associated notification map and lists for the notification are enclosed with this report.

On November 3, 2016, Dynamite Signs posted signs on the Site advising of the Project, the Applications, and the neighborhood meeting scheduled for November 29, 2016. A photograph of the posted signs and the associated affidavit of sign posting are enclosed with this report.

**Meeting with Arizona State University Representatives:**

On October 13, 2016, the Applicant and its legal representative met with Angela Creedon and John Creer of Arizona State University. The Applicant's legal representative provided an overview of the Site's current entitlement, the development proposal, and the purpose of the Applications. The ASU representatives listened to the presentation. John Creer asked the Applicant to consider some options for the redevelopment of the larger block. The Applicant and ASU will continue to meet and discuss the Project. ASU has expressed some general concerns about the height of the Project. The Applicant and ASU representatives discussed measures that would be taken to limit students within the Project.

**Neighborhood Meeting:**

On November 29, 2016, we held our official neighborhood meeting for the Project at Hatton Hall located at 34 E. 7<sup>th</sup> Street in downtown Tempe. The meeting began at approximately 6:00 p.m. and lasted approximately one hour. Representatives for the Applicant, Gammage & Burnham and DAVIS (the Applicant's architect) and the Tempe Community Development Department were present. Approximately 10 members of the public also attended the meeting.

The Applicant's legal representative introduced the Applicant and project team and discussed the purpose of the Applications filed with the City. The owner of the Site provided an overview of his history with and vision for the property, as well as the planned area development overlay previously approved for the Site. The Applicant's representatives provided an overview of the Applicant's experience in successfully developing mixed-use developments of a similar scale to the Project, as well as an overview of the redevelopment proposal. The Applicant's architect provided an overview of the design concept for the Project.

Questions asked by members of the public in attendance at the meeting pertained to 1) the anticipated price range for residential units; 2) the provision and size of private balconies for residential units; 3) the accommodation of two-way traffic on the alley adjoining the Site; 4) residential unit sizes; 5) the provision of furniture packages for residential units; 6) the availability of financing for purchasing residential units; and, 7) restrictions on investors. All questions raised by members of the public in attendance at the meeting were addressed by the project team.

Contact information for persons in attendance at the meeting is provided on the enclosed sign-in sheets. To date, the Applicant's legal representative has not received any comment sheets from members of the public attending the meeting expressing either support for or opposition to the Project.

**Summary of E-Mail and Phone Correspondence with Neighbors and Interested Parties:**

To date, the Applicant's legal representative has not received any phone or e-mail inquiries from the public in regard to the Project.

**Total Number of Persons Notified and/or Participating:**

As reflected by the enclosed notification lists and sign-in sheets from the neighborhood meeting conducted on November 29<sup>th</sup>, approximately 40 persons have been notified of the Project and Applications and/or participated in the public review process to date.

**Continued Outreach:**

The Applicant and the Applicant's legal representative intend to continue to meet with community members who express an interest in the Project. In the event that any additional correspondence or meetings occur, an update to this report will be provided as we get closer to public hearings.

Please let us know if you require any additional information in regard to the summary of meetings and public outreach provided above.

Sincerely,  
GAMMAGE & BURNHAM P.L.C.



By

Rob Lane  
Land Use Planner

Enclosures



## EXECUTIVE SUMMARY

This report documents a traffic impact study prepared for the proposed 7<sup>th</sup> and Forest project to be located in the southeast corner of Forest Avenue and 7<sup>th</sup> Street in the City of Tempe, Arizona. The proposed project consists of a mixed-use tower consisting of 328 multi-family residences with a total of 424 bedrooms. The street level will have approximately 6,570 square feet of flex restaurant/retail spaces. Structured parking will be constructed with three levels of below-grade parking and three levels of above-grade parking. The garage will have two points of entry, one on 7<sup>th</sup> Street and one on Forest Avenue via an alley.

The following conclusions and recommendations have been documented in this study:

- The project is proposed with 328 multi-family units located in a high-rise building. The street level will have approximately 6,570 square feet of flex restaurant/retail spaces. The projected build-out year assumed for this analysis is 2018.
- The proposed development is anticipated to generate 2,474 external daily trips with 151 trips occurring during the AM peak hour and 224 trips occurring during the PM peak hour.
- Driveway A: Driveway A on 7<sup>th</sup> Street will provide access to the proposed garage. The driveway entrance should be designed per Tempe's detail T-320.
- Driveway B: Driveway B on the adjacent alley will provide access to the proposed garage. The driveway entrance should be designed per Tempe's detail T-319.
- Due to the 25 mph speed limit on 7<sup>th</sup> Street, a right-turn deceleration lane is not warranted at the proposed driveway, although the PM peak hour entering right-turn volume is 46 vph.
- In horizon year 2018, all study intersections are expected to have an acceptable overall level of service (LOS D) or better with the exception of the College Avenue/University Drive intersection during the PM peak hour.



## PARKING MANAGEMENT PLAN

Per the City of Tempe's Ordinance No. 02015.60. "A parking management plan establishes employee, resident, and public parking on-site and/or off-site parking locations and how those spaces are managed. The purpose of the plan is to minimize traffic, encourage alternate modes of transportation, and effectively allocate parking needs for the greater downtown area. The parking management plan identifies the location of specific facilities and the number of parking spaces in such facilities that are available to meet the parking demand of the new development. Parking identified on the plan shall be delineated as being reserved for employees, residents, or public parking, and whether valet or other access control measures are used to ensure the availability and enforcement of the plan."

Seven on-street angled parking spaces on 7<sup>th</sup> Street are available for the commercial use. Guests will enter the garage from the alley and will have access to 33 visitor parking spaces. The residents may enter the garage from the alley or 7<sup>th</sup> Street and will have access to 231 designated parking spaces. In addition, two (2) temporary loading spaces are provided on Forest Avenue for pick-up/drop-off and rideshare. The site plan is included as an attachment to this letter statement. On the site plan, the on-street parking is for the commercial use and the two garage entrances are illustrated.

## CONCLUSIONS

- The proposed site is a 0.511 acre parcel in the southeast corner of 7<sup>th</sup> Street and Forest Avenue in the City of Tempe, Arizona and is located within the City of Tempe's City Center (CC) District. The project is proposed with 328 multi-family residences consisting of 424 bedrooms. The street level will have approximately 6,420 square feet of flex restaurant/retail spaces.
- The required parking based on the City Center (CC) requirements is 212 parking spaces for the multi-family residences, 33 parking spaces for guests, and 3 parking spaces for retail resulting in a total of 248 required parking spaces. The current site plan proposes a total of 271 parking spaces, resulting in a surplus of 22 parking spaces.
- The required bicycle spaces per the City of Tempe's Bicycle Commute Area is 316 bicycle spaces. Bicycle storage will be provided along with a public bike station for a total of 368 bicycle spaces.
- Seven on-street angled parking spaces on 7<sup>th</sup> Street are available for the commercial use. Guests will enter the garage from the alley and will have access to 33 visitor parking spaces. The residents may enter the garage from the alley or 7<sup>th</sup> Street and will have access to 231 designated parking spaces. In addition, two (2) temporary loading spaces are provided on Forest Avenue for pick-up/drop-off and rideshare.

Should you wish to discuss this information further, please contact me at (480) 659-4250.

Sincerely,

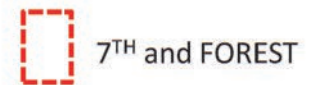
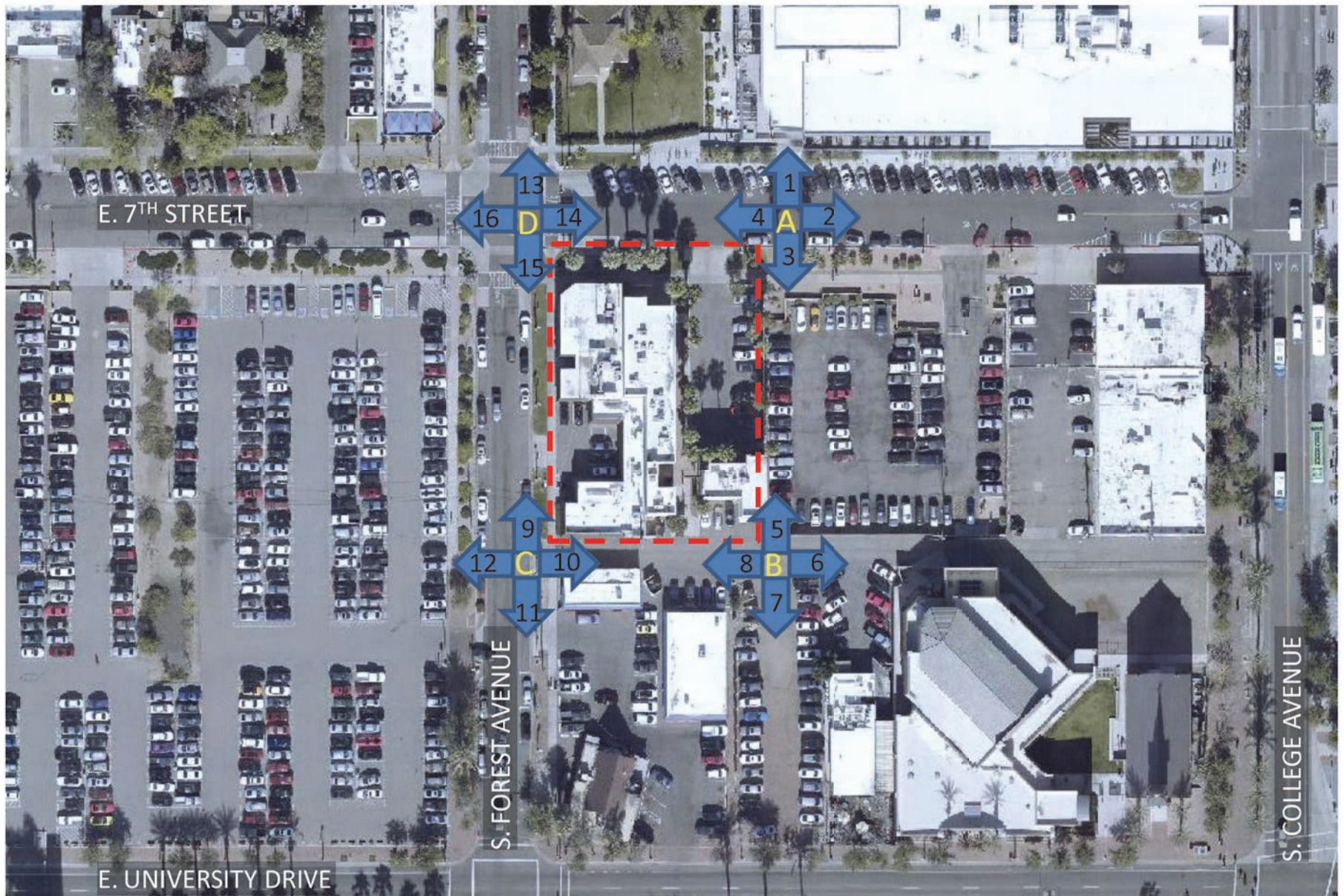
**CivTech**



Kelly S. Fletcher, P.E.  
Project Engineer



# SITE CONTEXT PHOTOS EXHIBIT







1. Location A (NEC) facing north



2. Location A (NEC) facing east



3. Location A (NEC) facing south



4. Location A (NEC) facing west





5. Location B (SEC) facing north



6. Location B (SEC) facing east



7. Location B (SEC) C facing south



8. Location B (SEC) facing west





9. Location C (SWC) facing north



10. Location C (SWC) facing east



11. Location C (SWC) facing south



12. Location C (SWC) facing west





13. Location D (NWC) facing north



14. Location D (NWC) facing east



15. Location D (NWC) facing south



16. Location D (NWC) facing west